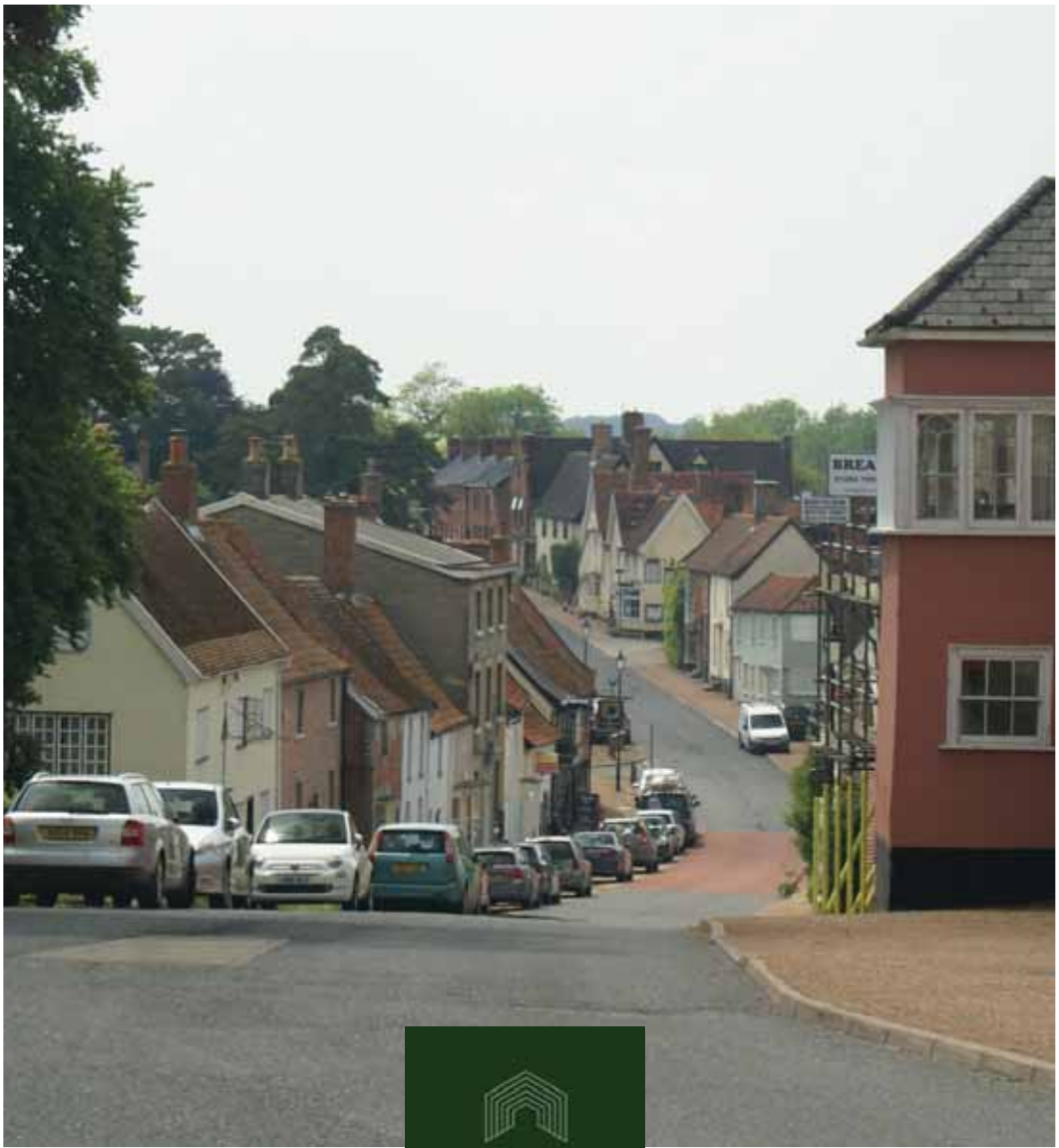
BOTESDALE & RICKINGHALL

NEIGHBOURHOOD PLAN

2017-2036



BOTESDALE & RICKINGHALL NEIGHBOURHOOD PLAN

SUBMISSION PLAN

January 2019

Prepared by Botesdale and Rickinghall Parish Councils

FOREWORD

The Botesdale and Rickinghall Neighbourhood Plan ("The Plan") aims to protect and enhance the treasured **quality of life that the villages offer for the benefit of their existing and** future communities and to provide for sustainable growth.

The Plan, valid until 2036, forms a legally-binding foundation of the Planning Process, bringing increased planning control to our villages, and as such it has to be written in terms that are meaningful to the planners at Mid Suffolk District Council (MSDC). This is the layman's summary.

The Plan:

- is based on an understanding of our villages as they are today, and how we'd like them to be in the future, by:
  - asking the villages' residents (Household, Business and Youth surveys)
  - analysing the current and projected population and related housing needs
  - describing and evaluating the surrounding landscape
- describes the villages and the way of life they make possible by:
  - identifying precious views, green spaces, characterful buildings
  - listing services such as the surgery, schools and associated clubs
- enables a partnership with MSDC in playing our part in solving the housing shortage by:
  - identifying sufficient sites for new homes appropriate to our designation in the MSDC planning strategy and the local environment constraints
  - demonstrating compliance with Planning rules that are set at Government and Council levels and
  - cementing our role in the planning process enabling us to protect, maintain, and enhance valued features

The concerns and solutions that have been discussed are embodied in this document in the following format:

1. Vision
   - a short statement describing our outlook for the villages in the year 2036
2. Objectives
   - what needs to be done to achieve the Vision
3. Planning Policies
   - the focus of MSDC planners, these are the local rules by which we the villagers expect planning applications to be determined
4. Community Actions
   - identified tasks that villagers can undertake themselves to improve village life

The Neighbourhood Plan, when made (adopted) by Mid Suffolk District Council, becomes part of the Development Plan for the designated area and decisions on planning applications will need to be made in accordance with the Plan unless there are material considerations that justify a different decision being made.

The Plan is a "living document" that will be reviewed from time to time to monitor its effectiveness, allowing for modifications according to changing circumstances.

CONTENTS

POLICIES

INTRODUCTION

1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish local planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan (the Plan) as defined in the Act and has been prepared by a Steering Group established jointly by the Parish Councils of Botesdale, Rickinghall Inferior and Rickinghall Superior, who are the qualifying bodies as defined by the Localism Act 2011. In support of the Steering Group, a Neighbourhood Plan Forum of interested residents was also established in order to act as a "support network" for the work undertaken by the Steering Group.

1.2 The Plan focuses on local planning related matters and provides the village with greater opportunities than ever before to influence change and development within our area, based upon a fair and democratic consultation process supported by Mid Suffolk District Council and the Parish Councils.

1.3 The Plan has been prepared in the context of the current status of the Mid Suffolk Local Plan. At the time of preparation, the adopted local plan documents for the Neighbourhood Plan Area were the Mid Suffolk Local Plan (1998), the Mid Suffolk Core Strategy (2008) and the Mid Suffolk Core Strategy Focused Review (2012). These documents are collectively referred to as "the local plan" in this document. In 2015 Mid Suffolk District Council announced their intention to produce a new Joint Local Plan (the emerging local plan) with Babergh District Council that would provide a planning framework for the management of growth across the two districts to 2036. In August 2017 a consultation document was published but as of November 2018 a draft Local Plan had yet to be published for consultation. It is considered unlikely that the emerging local plan will be adopted before the Neighbourhood Plan is "made" by the District Council. As such, the Neighbourhood Plan has been prepared to conform with the policies in the adopted local plan documents, as explained in chapter five, while having regard to the status and content of the emerging local plan.

1.4 There will undoubtedly be pressures from house building and local development over time and this Plan contains our collective response to managing such pressures in the villages which, together with the emerging local plan, will guide possible new building, its location and its design. Opportunities for appropriate development and investment will be considered in a fair and balanced manner, each case on its own planning merits having regard to the policies of the Neighbourhood Plan, the adopted local plan and the National Planning Policy Framework.

1.5 The Plan also ensures that the unique characteristics and landscape setting of the villages will be maintained as well as enabling the protection and improvement of vital services and facilities.

1.6 The document is structured to provide a thread that identifies the background to the Plan, the information that has been gathered to inform the policies and then a Vision, Objectives and the planning policies. In addition to the planning policies, the Neighbourhood Plan contains Community Actions which, although they do not form part of

the development plan, identify local initiatives that address issues and concerns raised during the community engagement. The community actions are identified separately from the planning policies to avoid confusion.

Why a Neighbourhood Plan for Botesdale and Rickinghall?

1.7 In October 2016, three villagers, J Broadbent, S Coe and R Parry discussed the need for a Neighbourhood Plan for Botesdale and Rickinghall, in the light of recent changes to the planning laws. Earlier in 2016 Mid Suffolk District Council had announced that they no longer had five years supply of available housing land in the District and that the policies that directed where new housing should be built were deemed to be out-of-date. Aware of new planning applications for housing coming forward for Rickinghall, the three were concerned that the new developments should fit in with our historic setting and meet the needs of local people. S Coe attended two Rickinghall and one Botesdale Parish Council meetings to canvas support for creating a Neighbourhood Plan covering the three parishes.

1.8 With support from members of the Parish Councils, J Broadbent, S Coe & W Sargeant arranged a general meeting for 18 January 2017, and notices were put out to every household in the three parishes at the end of November, by enclosing a leaflet for distribution with the Parish Magazine.

1.9 The initial open meeting was well attended with over 75 people and at the follow up meeting in February, nine volunteers stepped forward to form a steering group for the Neighbourhood Plan to be created. The steering group includes members of Botesdale and Rickinghall Inferior & Superior Parish Councils and has the full backing of the Parish Councils, with the Parish Clerk providing administrative support.

Steering Group Members

Jo Broadbent
Sue Coe
Jordan Fox
Clive Matthews
Diana Maywhort
Phil Schofield
Desmond Bavington-Lowe
William Sargeant
(Botesdale Parish Council)
Robin Brown
(Rickinghall Parish Council)

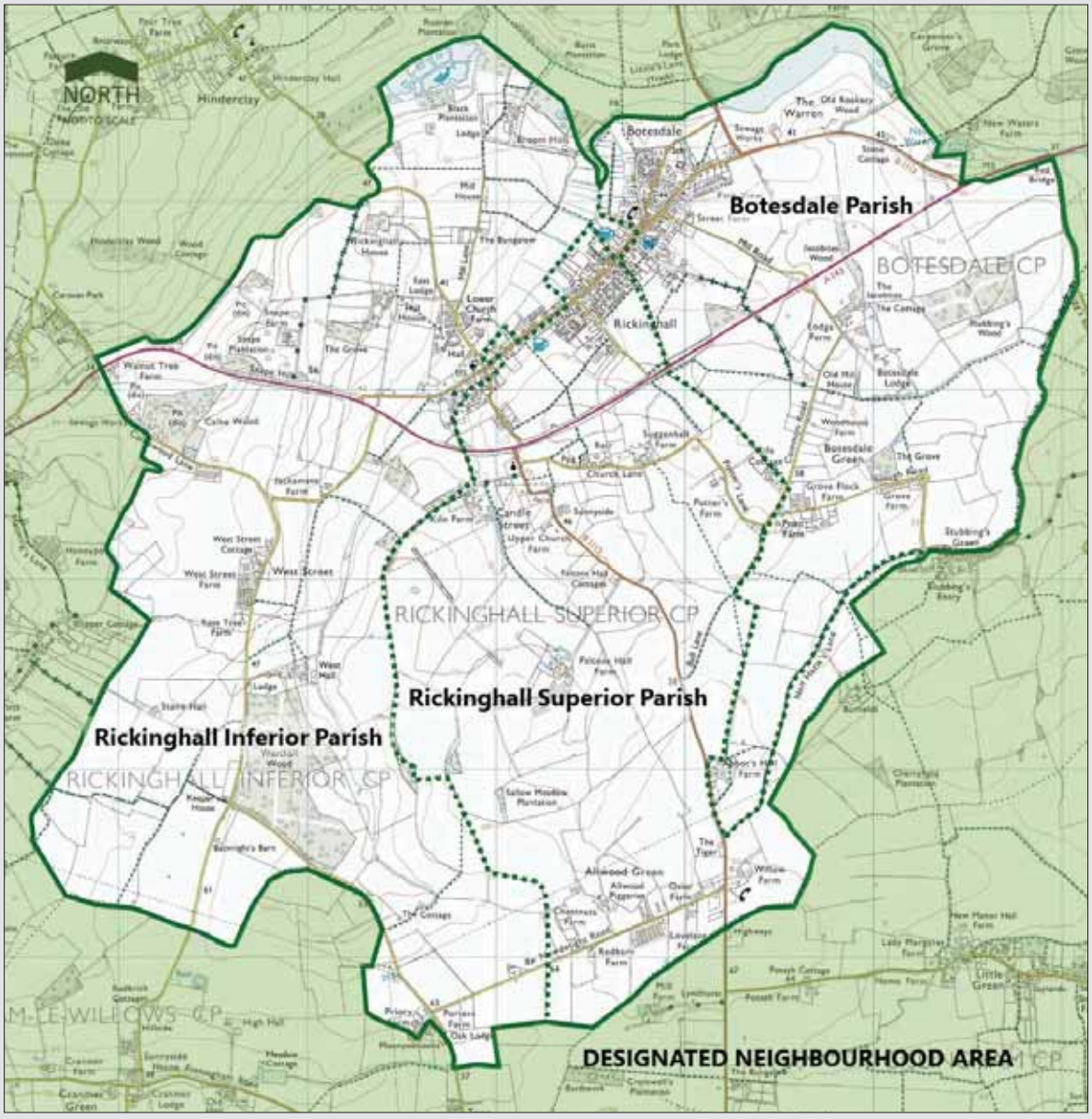
The Steering Group was supported by Ian Poole of Places4People Planning Consultancy

PLACES4PEOPLE PLANNING CONSULTANCY

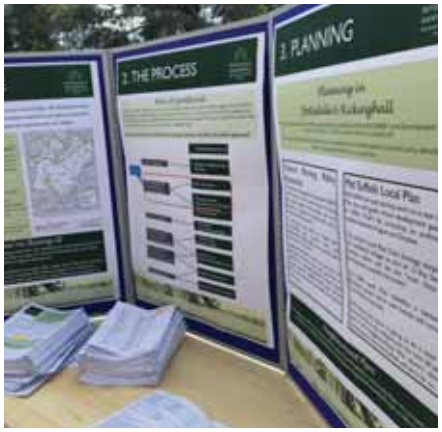
2. THE PROCESS

2.1 The Neighbourhood Plan Area was designated in May 2017 by Mid Suffolk District Council. It covers the whole of the parishes of Botesdale, Rickinghall Inferior and Rickinghall Superior, as illustrated on the map below.

2.2 The Plan covers the period from 2017 to 2036, the end date being chosen to coincide with that of the emerging Joint Babergh and Mid Suffolk Local Plan. It has been developed through extensive community consultation and is based on sound research and evidence.



MAP 1 - THE DESIGNATED NEIGHBOURHOOD PLAN AREA



2.3 The key stages in the preparation of the Neighbourhood Plan to date are listed below.

- January 2017 – Open Public Meeting to identify how the community could influence housing development in the villages. Forum established to prepare a Neighbourhood Plan;
- February 2017 – Second meeting to focus on establishing the Forum membership, the membership of the Steering Group and the geography to be covered by the Plan;
- March 2017 – Application made to Mid Suffolk District Council to designate the parishes of Botesdale, Rickinghall Inferior and Rickinghall Superior as a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan;
- May 2017 – Mid Suffolk District Council designated the Neighbourhood Area;
- July 2017 – Drop-in Consultation Event held at The Bell Inn yard in The Street;
- July 2017 – Household, Business and Youth Surveys;
- October 2017 – Potential Housing sites assessed by AECOM consultants as part of the government Neighbourhood Plan support package;
- February 2018 – Landscape Appraisal undertaken by Alison Farmer Associates;
- May 2018 – Design Guidance produced by AECOM consultants as part of the government Neighbourhood Plan support package.
- November / December 2018 – Formal Pre-Submission consultation on Draft Plan;
- January 2019 – Submission of Plan to Mid Suffolk District Council

MAY 2017
Area Designation

NOVEMBER 2018
Pre-Submission Draft Neighbourhood Plan

JANUARY 2019
Submission to Mid Suffolk and further consultation

EARLY SPRING 2019
Examination

SUMMER 2019
Referendum

SUMMER 2019
Plan adopted or “made”

3. BOTESDALE AND RICKINGHALL - HISTORY AND NOW

3.1 The Parishes of Botesdale, Rickinghall Inferior and Rickinghall Superior are orientated north south and reflect the early division of land to take advantage of landscape resources including the wetland landscape of the river valleys in the north and the plateau landscapes to the south which were suitable for animal grazing on commons and greens. The area also had a number of valuable raw materials including the quarrying of marl used as a soil improver and extraction of sand and gravel as well as the cutting of peat where it accumulated on the valley floor.

3.2 The separate villages of Botesdale, Rickinghall Inferior and Rickinghall Superior have their origins as separate agricultural communities and were mainly involved in the growing of hemp. Proximity to the large linen market in Diss made this the primary local industry.

3.3 In the medieval period Botesdale was a hamlet of Redgrave, located a few miles to the north. Botesdale developed when the medieval market every Thursday was granted by charter in 1227 by King Henry III.

3.4 Originally three settlements, Botesdale, Rickinghall Inferior and Rickinghall Superior all had their own churches – Chapel of Ease otherwise known as St. Botolph's Chapel, St.Mary's Inferior and St. Mary's Superior respectively. The St. Botolph's Chapel was built in 1338 and then renovated and changed to a chantry chapel in the late 15th century. When chantry chapels were abolished in the 1540s it became a school and a house was added on for the schoolmaster. In 1884, it was restored to use as a chapel of ease to Redgrave. It is a grade II* listed building. The churches in Rickinghall Inferior and Superior are both named St Mary's and are Grade I listed. Rickinghall Superior church is located outside of the main Botesdale/ Rickinghall settlement located to the south on slightly higher land and in association with the hamlet now known as Candle Street.

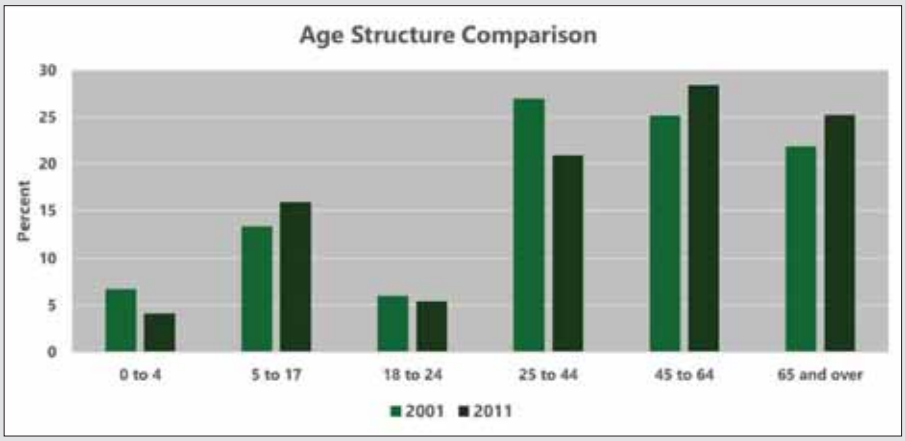
3.5 In the 17th century the main road passing through the settlements had become a toll road from Scole to Bury St Edmunds. Coaching houses such as the Bell Inn developed along The Street and the octagonal Tollgate House at the northern end of Botesdale reflects this history today.

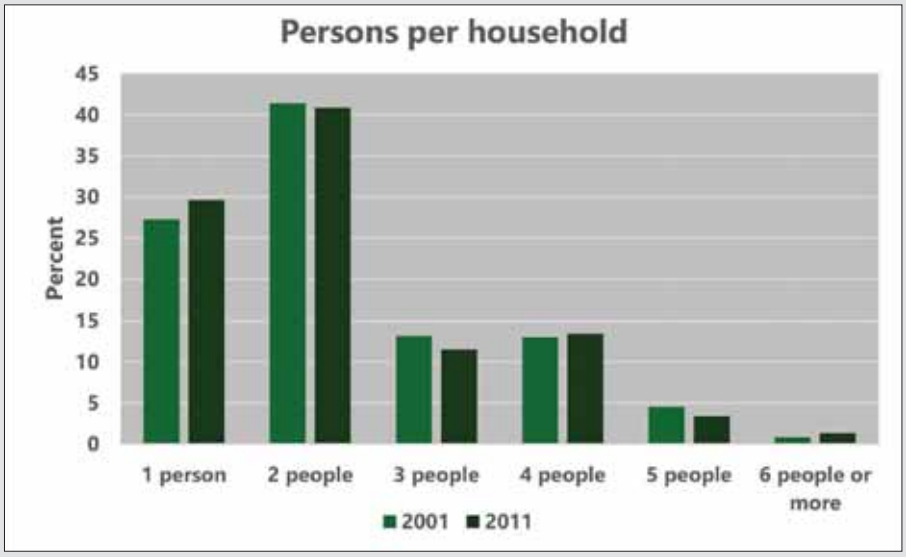
3.6 Over time, new development along the main street has occurred such that it is now not possible to distinguish between the three settlements. The form and character of the settlements has altered very little in the 20th century. Where development has occurred, it has comprised infill sites and a number of cul-de-sac housing estates in the latter part of the 20th century and early 21st century. A further recent change to the settlement was the construction of the A143 bypass to the south of the village in 1995 which removed through traffic but also severed a number of historic lanes.

Population and Housing Characteristics

3.7 The 2011 Census population of the combined parishes was 2,073 an increase of 14% since the 2001 Census. By comparison, the population of Mid Suffolk district grew by 11% in the same period. The main areas of change in the village occurred in the number of those over 45 years of age where there had been a significant increase while the proportion of the population aged 25 to 44 dropped from 27% to 21%. In 2015 it was estimated that the population of the villages was 2,119. The villages have a proportionately older population than is typical for England; there are far fewer 20-34 year olds than average for England (11.0% compared to 20.3%) and far more 55-89 year olds (39.5% compared to 27.3%).

3.8 Future population projections indicate that by 2036 the population of Mid Suffolk is expected to increase by 15%. There are no population projections at a local level but applying the age-specific Mid-Suffolk projections to the villages suggests that the numbers of those aged under 25 and those of working age will fall slightly, whilst numbers over 65s will increase by over 80%. This will potentially have huge implications on the type of housing that will be required in the village as well as the provision of services and facilities for this sector of the population.





3.9 The average number of people per household in 2011 was 2.24 compared with 2.33 in 2001. This means that, because of the fall in the household size, 60 additional homes would be needed just to house the same population as in 2001. Nearly 30% of houses in the villages are only occupied by one person, compared with 25% across Mid Suffolk.

Other key population facts about Botesdale and Rickinghall:

- Ethnic diversity is low, with only 1.8% of residents of non-White ethnicities and only 3.2% of children attending St Botolph's CEVC Primary in 2015/6 not having English as a first language.

- There is variation in the socio-economic status of residents of the area. Whilst the area is in general relatively affluent, pockets of disadvantage do exist: data from St Botolph's CEVC Primary shows that around 22% of pupils are eligible for free school meals / Pupil Premium (proxy measures of childhood disadvantage).

- Whilst the villages score relatively highly on most of the national measures of relative affluence (covering income, education, employment and health), the area is most deprived in relation to
  i) barriers to Housing and Services; and
  ii) the Living Environment.

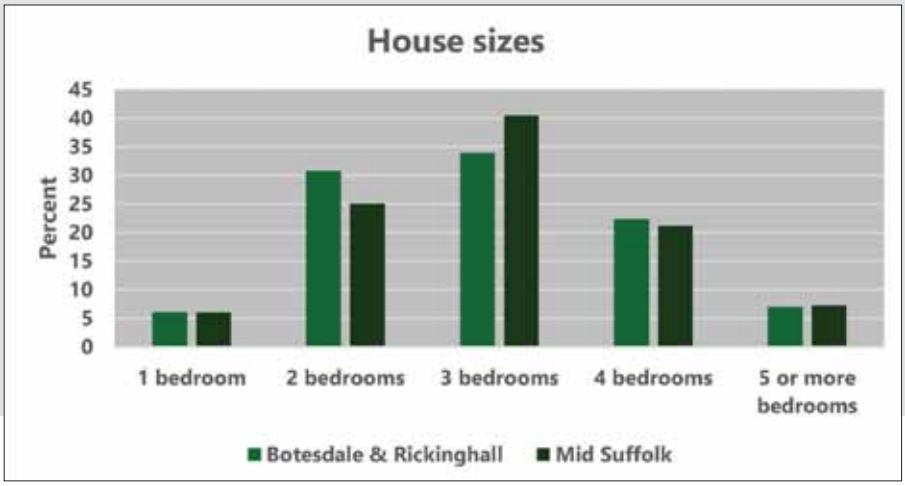
- Social trend data suggests that most residents can be classified as either "Householders living in inexpensive homes in village communities" (58%) or "Well-off owners in rural locations enjoying the benefits of country life" (38%).

- The proportion of residents in bad or very bad health is 4.8% (83), and 6.9% of residents (144) report that their health affects their day to day activities a lot. This is slightly lower than average for England, but the proportion of residents providing unpaid care is higher – 11.3% (235) compared to 10.3% across England as a whole.

- The most common occupations are in professional, managerial and self-employed roles, and the proportion in these employment categories is higher in the villages than is typical for England as a whole. Numbers of non-workers and long-term unemployment are low.

- Around one third (35%) of adults are educated to at least degree or higher NVQ level, and around one tenth have no qualifications. This is similar to the pattern across England.

3.10 In terms of house sizes, the villages have a higher proportion of one and two bedroomed homes (37%) when compared with Mid Suffolk (31%). However, only one third of the homes have three bedrooms compared with 40% across the district, although this still represents the biggest proportion of homes in the villages.



3.11 The Census results also reveal that 50% of the homes with four or more bedrooms have only one or two people living in them whereas 1.5% of households are defined as living in overcrowded homes (ie not enough bedrooms for the number of people in the home).

3.12 Between 2001 and 2016, 175 new homes were completed in the villages, averaging between 11 and 12 a year.

3.13 In 2011, 948 residents were in employment of which 17% worked mainly at home. Of those travelling to work, most had a journey of between 5 and 10 kilometres although nearly 30% travelled over 20 kilometres to work. Not surprisingly, 85% of those in work travelled by car and only just over 1% went by bus. This is reflected in the high levels of car ownership in the villages with nearly half the homes having at least two cars. In contrast, 11% of households did not have a car which, in a rural area with poor bus services, can lead to isolation.

MAP 2 - EXTRACT FROM SUFFOLK LANDSCAPE CHARACTER APPRAISAL

Landscape setting

3.14 The Suffolk County Landscape Character Assessment defines landscape character types. Four types are relevant to the Neighbourhood Plan area and are illustrated on the map below. They include:

- Wooded valley meadowland and fen
- Rolling valley farmlands and furze
- Ancient plateau claylands
- Plateau claylands

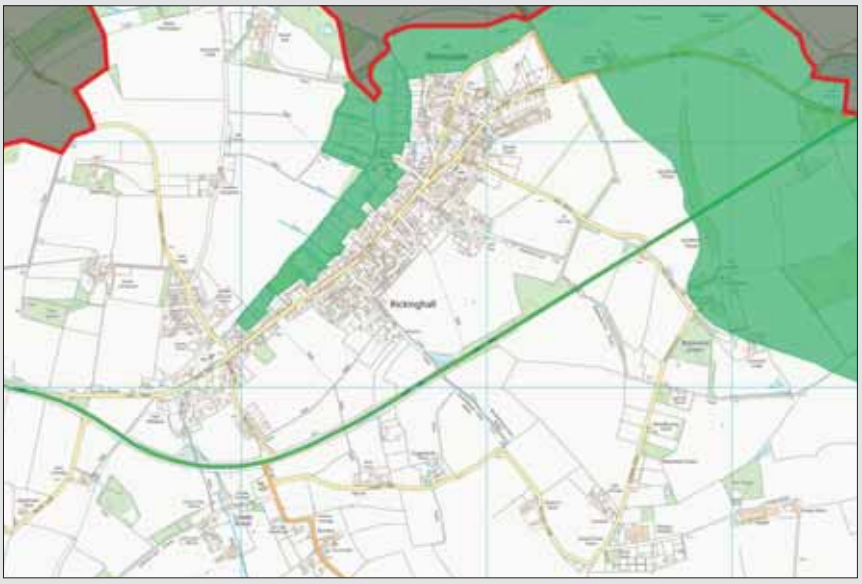
3.15 In 2011 a local character assessment was undertaken in relation to The Little Ouse Headwaters Project which aims to restore, conserve and promote the enjoyment of the wildlife and landscape of the Little Ouse Valley. The study area included the Neighbourhood Plan area and the assessment utilised the existing classification set out in the Suffolk County Landscape Character Assessment and further developed the descriptions providing a greater level of detail regarding local character and management initiatives. These guidelines have been taken into account in setting policies for the location and form of development in this Plan. During the preparation of this Neighbourhood Plan, a Landscape Appraisal was commissioned to provide a robust understanding of the character and qualities of the Neighbourhood Plan Area. The Appraisal forms an evidence document in support of the policies and proposals in the Plan.

Special Landscape Area

3.16 Land to the north of the settlement within the river valley and including Redgrave Park landscape is designated a Special Landscape Area (SLA). This is a local designation reflecting attractive combinations of landscape elements. Although the original assessment, which leads to this area being designated, is not available, the following types of landscape are known to be included:

- River valleys which still possess traditional grazing meadows with their hedgerows, dykes, and associated flora and fauna;
- Areas of breckland including remaining heathland, and the characteristic lines of belts of Scots Pine;
- Historic parklands and gardens;
- Other areas of countryside where undulating topography and natural vegetation, particularly broadleaved woodland, combine to produce an area of special landscape quality and character

In the context of Botesdale and Rickinghall, the SLA to the north and northeast of the village comprises a river valley with traditional grazing meadows and the area of Redgrave Park, which was remodelled by Capability Brown in the 18th century.


MAP 3 - THE LOCAL PLAN SPECIAL LANDSCAPE AREA

The Built-Up Area

3.17 The main built-up area of the villages is focused on what was previously the A143 until the villages were bypassed in 1995. Now known as The Street, it stretches for nearly 1½ miles from the first property in Bury Road to the last property in Diss Road. In contrast, the village only extends to around ¼ mile along the roads leading from The Street. The key focal points are associated with the churches and market place. There is a clear hierarchy of spaces within the settlement. Around the market place the buildings are of higher status, often three storeys, and help to define the space. Similarly, around the churches the churchyards and associated mature trees give a strong sense of place. Along the main street the road is relatively wide with properties facing onto The Street either directly or slightly set back with small front gardens. Extending off the main street and frequently at right angles are rural lanes which are comparatively narrow, often with grass verges or banks. Houses face directly onto the lanes particularly close to the main street but further away become more spaced out and set back.

3.18 Traditionally the settlements have occupied the lower valley slopes overlooking the floodplain to the north. The valley sides on which the settlement sits are incised by minor streams creating notable undulations of small stream valleys and intervening ridges. These variations in topography are notable when travelling along The Street and combined with changes in built form and focal points ensures it has several distinct characters. Rural lanes often occur along the small tributary valleys to the south such that development is often located in these gentle dips in topography. Rarely has any development extended beyond the 43 metres contour.

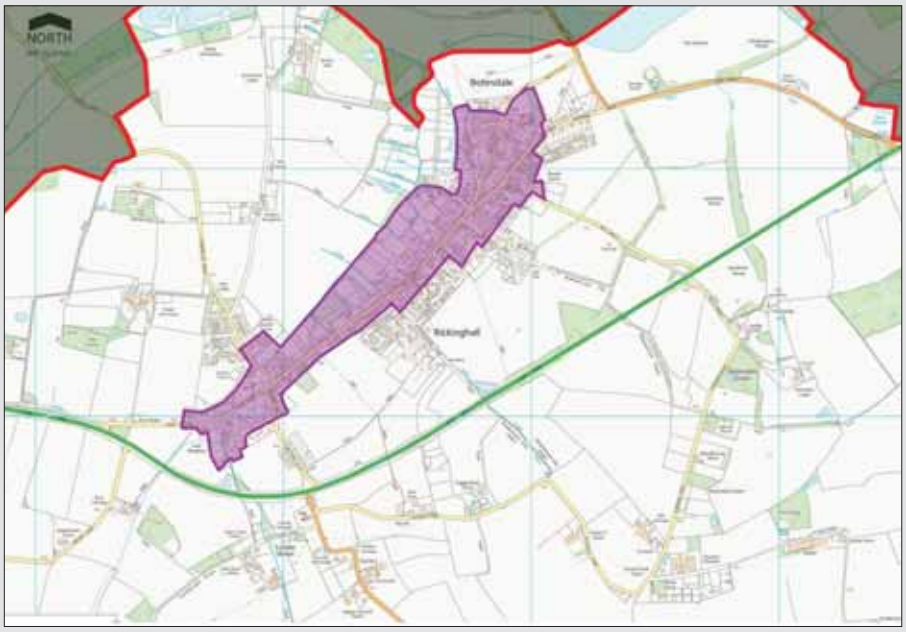
3.19 Development in the latter half of the 20th century and early 21st century has departed from this traditional pattern in two significant ways. Firstly, in terms of its location on higher land extending onto the upper valley slopes and plateau and secondly the introduction of cul-de-sac layouts which are uncharacteristic. This type of development has resulted in a change to the gateways and sense of arrival in the village, a blurring of the clear hierarchy of lanes and built form and a loss of the landscape setting which helps define the settlement and ensures it nestles into the Suffolk countryside. Despite this the historic pattern and characteristics of the settlement remain tangible but nonetheless vulnerable to further unsympathetic development.

3.20 In addition to the main built-up area, there are small outlying clusters of housing around the parishes, including those at Candle Street and Allwood Green, Rickinghall.

Conservation Area

3.21 The villages are noted for their intactness and concentration of listed buildings and a Conservation Area was designated in 1973, the boundary of which includes almost all of the built-up area as illustrated below. A Conservation Area Appraisal was published in 2009 and notes:

- The Suffolk County Historic Environment Record lists over 70 sites of archaeological interest from all periods in the parishes of Botesdale and Rickinghall.
- The three parishes comprising Botesdale and the Rickinghalls contain 101 listed buildings the majority of which are within the conservation area.
- Many of the unlisted buildings in Botesdale and Rickinghall are also of traditional form and grouping, and although not up to “listing” quality as individual buildings, still have interest for their visual impact. They could perhaps form the basis of a Local List.
- The linear nature of Botesdale and the Rickinghalls allows numerous pockets of trees to punctuate the settlement along The Street.
- Views of the countryside are important and can be glimpsed through many gaps between the buildings along The Street. This is particularly true to the north where immediately adjoining the village, the Waveney valley is designated as a Special Landscape Area.



MAP 4 - THE CONSERVATION AREA

MAP 5 - ZONE 2 AND ZONE 3 HIGH FLOOD RISK AREA

Flood Risk

3.22 The stream to the north of the main street is surrounded by an area designated as being of Zone 2 and Zone 3 high flood risk a (as identified on Map 5) and, as such, has defined a flood plain of ditches as the stream makes its way north towards the Little Ouse / Waveney rivers. The presence of this flood risk area will both restrict the type of development that can take place in this area as well as requiring the careful design and planning of new development to ensure that the flooding situation is not made any worse. The majority of the parishes are within (fluvial) flood zone 1, although there are areas within flood zones 2 and 3 where watercourses drain the parishes into the River Little Ouse to the north.

The parishes are prone to surface water flooding in isolated areas due to unmaintained watercourse, blockages of structures etc, but most predicted flooding risk within the parishes is due to significant rainfall events and surface water running off from the higher land to the south east and flowing down the roads to the land on the north western side of the villages to areas with a large number of open watercourses.

There have been a number of recorded occasions where surface water incidents have led to the main road through the parishes becoming impassable for periods of time.

Services and facilities

3.23 The villages are fortunate to have a good range of services and facilities within the built-up area.

These include

- Village halls
- A Primary School
- Health Centre
- Shops
- Pubs
- Sports pitch
- Bowling Green
- Play areas
- Community Bus
- Skate Park
- Multi-Use Games Area (MUGA)

MAP 6 - LOCATION OF SERVICES AND FACILITIES

4. CURRENT ISSUES

4.1 The Household Survey asked a number of questions to identify residents' views about the villages and their future. Over 300 people responded to the survey and the summary of the results has been published on the Neighbourhood Plan website. The subject area responses have informed the content of the Neighbourhood Plan; the key messages arising from the survey are:

- The majority felt there was a need for a few more houses, with wide support for affordable housing;
- The main reason supported for new housing was to enable young people to remain in the community;
- Increased provision is required to meet the needs of 11 to 16-year olds;
- There was support for a local / community café;
- Most respondents had lived in the villages for over ten years;
- Of the households that responded, just under 50% of those residents were over 60;
- Most wanted housing to be in small development of between six and ten homes;
- The main concerns about the effect of new housing was the impact on access and safety resulting from more traffic;
- There was support for an increase in the frequency of bus services to Diss and Bury St Edmunds;
- A cycle path to Diss and a footpath to Wortham through Redgrave Park would be supported;
- Most people support the protection of hedgerows, mature trees and the open views across fields and woods, with a clear wish to maintain the rural nature of the villages;
- Protecting the environment should take priority over meeting housing needs;
- The villages need more shops including a permanent post office;
- The majority of people responding to the survey didn't work or were retired; and
- There was support for more small businesses in the villages and to increase local employment opportunities.

4.2 While the majority of work in preparing the Neighbourhood Plan was being undertaken, Mid Suffolk District Council did not have a five-years' supply of available housing land, as required by government policy. This meant that the housing policies of the Core Strategy were considered out-of-date and could not be taken into account in determining planning applications for new housing development. As a consequence, there have been a number of planning permissions or new housing developments in the village that are contrary to the adopted local plan. However, in July 2018, Mid Suffolk's Annual Monitoring Report was published that indicated that there was at least 6.4 years supply as at 1 April 2018, although a September 2018 appeal decision at Woolpit concluded that there was only a 3.4 years supply. The Neighbourhood Plan provides the opportunity to put an up-to-date planning framework in place ahead of Mid Suffolk getting the new Joint Local Plan adopted.

4.3 The Neighbourhood Plan Steering Group undertook a "SWOT" (strengths, weaknesses, opportunities and threats) analysis of the village when preparing the Plan. It was tested with the community at the Drop-in event in July 2017 and the final analysis is included below.

Strengths:

- Good sense of community
- Good local amenities – school, health centre, pubs, shops
- Active villages
- Desirable place to live
- Good bypass
- Low crime rate
- Easy access to the countryside/coast
- Good links to local towns
- Good railway links
- Good climate

Opportunities:

- Provide more affordable housing
- Increase leisure facilities
- Attract new people
- New finance for infrastructure
- More power to affect decision making

Weaknesses:

- Current designation as Key Service Centre means expectation to take housing growth
- Too many people want to live here – shortage of property, expensive
- Retail closing
- Limited employment opportunities
- Limited bus services

Threats:

- Inappropriate development
- Negative change to character of villages
- Overloading amenities and infrastructure
- Loss of open space
- Too much traffic on roads
- Local authority overrides or Government changes legislation
- Lack of up-to-date Local Plan

5. PLANNING POLICY CONTEXT

National Planning Policy Framework

5.1 The National Planning Policy Framework (NPPF) sets out the Government's high-level planning policies which must be taken into account in the preparation of development plan documents and when deciding planning applications. In July 2018 the Government published a Revised NPPF that was to be used straight away for the purposes of making decisions on planning applications. However, for planning policy documents including Neighbourhood Plans, a "transition period" was introduced that would require all Neighbourhood Plans submitted to the local planning authority before 24 January 2019 to be examined against the 2012 NPPF. This Neighbourhood Plan has been prepared with the intent of being submitted to Mid Suffolk District Council before 24 January 2019. The Framework sets out a presumption in favour of sustainable development.

Paragraph 14 of the 2012 NPPF states:

> "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
>
> For plan-making this means that:
> - local planning authorities should positively seek opportunities to meet the development needs of their area;
> - Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
>   - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
>   - specific policies in this Framework indicate development should be restricted."

5.2 The 2012 NPPF requires that communities preparing Neighbourhood Plans should:

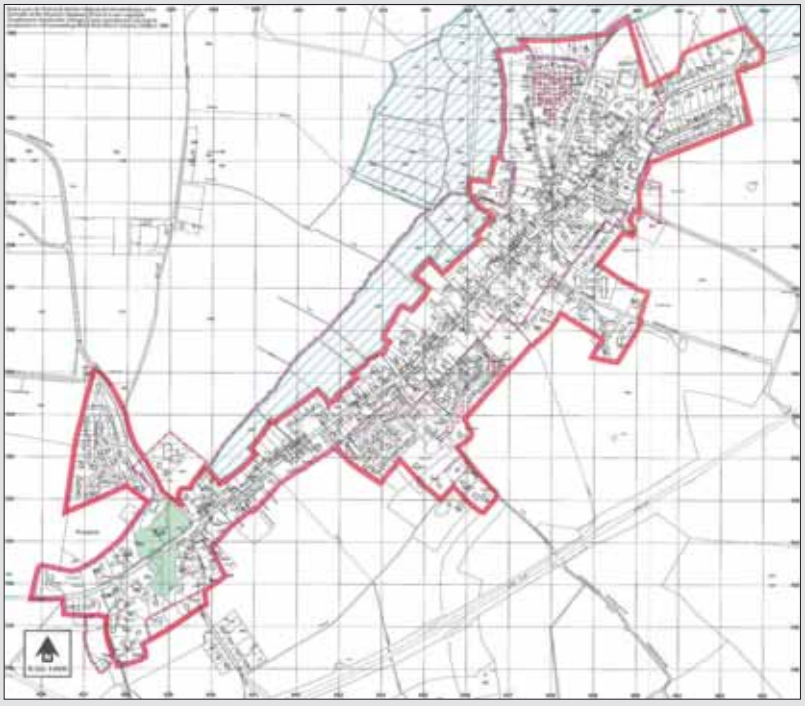
- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan

Mid Suffolk Local Plan

5.3 At a more local level, the development plan comprises:

- the saved policies of the Mid Suffolk Local Plan 1998;
- Mid Suffolk Core Strategy 2008; and
- Mid Suffolk Core Strategy Focused Review 2012

5.4 The 1998 Local Plan defines a Settlement Boundary for the villages which remains in force at the time of preparing the Neighbourhood Plan and is illustrated below.



MAP 7 - 1998 LOCAL PLAN SETTLEMENT BOUNDARY (INDICATED BY RED LINE)

5.5 A number of the planning policies in the 1998 Local Plan remain in force some 20 years later as they have yet to be replaced by a more up-to-date local plan.

5.6 In 2008 the Mid Suffolk Core Strategy was adopted. This contains the high-level planning strategy for the district, primarily identifying the amount and distribution of growth in the district up to 2031. The Core Strategy designates the villages as a Key Service Centre along with eleven other large villages across the district. Key Service Centres are those settlements that have a good range of services and facilities and are expected to be the main focus for development outside the Mid Suffolk towns.

5.7 Some elements of the Core Strategy were superseded by the Core Strategy Focused Review in 2012. In particular, the Focused Review updated the amount of new housing to be built across the district. It identified that at least 750 homes would be built across all Key Service Centres between 2011 and 2031, of which 300 were expected to be built on previously developed (brownfield) sites. Up to April 2017 350 of these homes had been built.

5.8 Early in 2015 the District Council announced their intention to produce a new Joint Local Plan with Babergh District Council that would provide a planning framework for the management of growth across the districts to 2036. In August 2017 a consultation document was published that identified a number of options for the content of the Plan including the strategy for the location of growth across the districts. It was proposed that the Key Service Centres designation would be replaced by Core Villages and a range of options were put forward for the potential amount of housing growth that would be distributed to those Core Villages. Possible amendments to the Settlement Boundary for Botesdale and Rickinghall were also consulted on.

5.9 As of January 2019 no further public consultation had taken place on the Joint Local Plan, although it is understood that a draft local plan will be published for consultation in Spring 2019.

6. THE PLAN

6.1 The Plan focuses on four themes, namely:

- Historic and Natural Environment
- Housing
- Jobs, Services and Facilities
- Transport and Travel

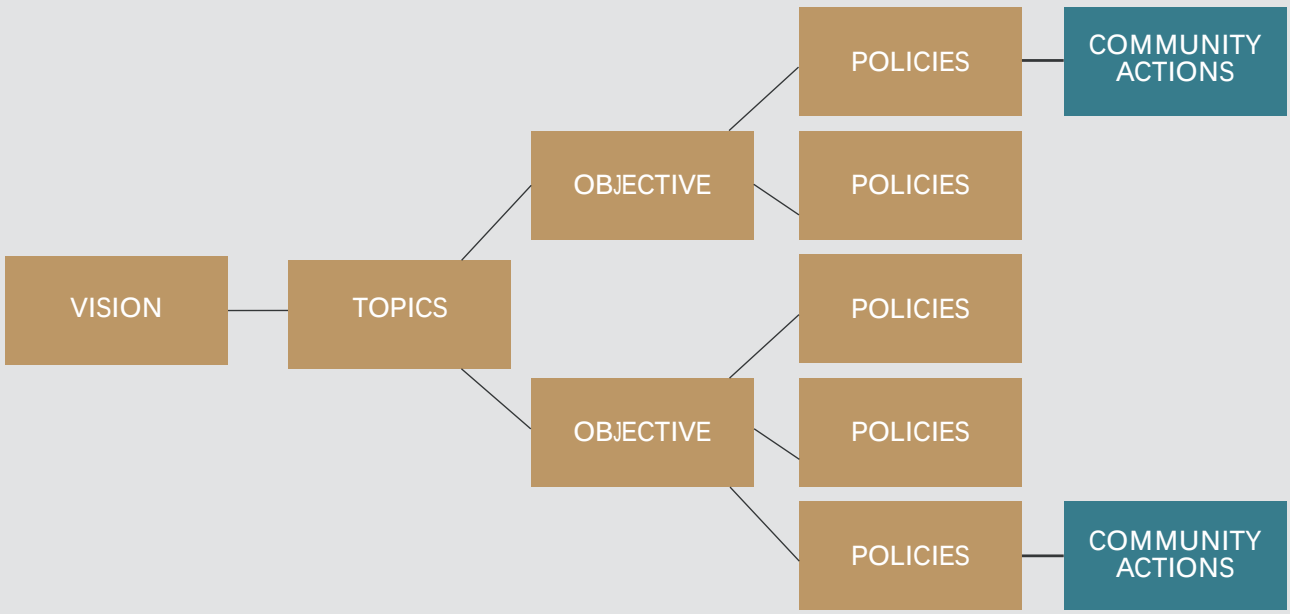
6.2 These themes form the foundation for the content of the Plan and distinct chapters cover policies and aspirations for each theme. Within each chapter there is a reminder of the relevant objectives, a summary of what the evidence showed, with further discussion culminating in planning policies and, where appropriate, community actions and projects.

6.3 The Neighbourhood Plan contains planning policies that will, when the Plan is completed, form part of the statutory development plan which will be used for determining planning applications in the parishes. In addition to the planning policies, community actions are included in the Plan. It must be emphasised at the outset that community actions do not form part of the "statutory" Neighbourhood Plan but are included for completeness to identify other areas of improvement and change that residents have identified during the preparation of the Plan. The planning policies appear in boxes numbered B&R1, B&R2 etc and distinctly different boxes define the non-statutory community actions.

Sustainable Development

6.4 There is no legal requirement for a Neighbourhood Plan to be accompanied by a sustainability appraisal. However, those preparing the plan must demonstrate how it contributes to achieving sustainable development. The 2012 NPPF defines three dimensions of sustainable development (economic, social and environmental) and there is a need for the planning system, including Neighbourhood Plans, to perform the following roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing



required to meet the needs of present and future generations; and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

6.5 In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental impacts, it may require a strategic environmental assessment. Draft Neighbourhood Plan proposals are therefore assessed to determine whether the plan is likely to have significant environmental impacts. Mid Suffolk District Council is managing this process as part of their duty to support the preparation of Neighbourhood Plans. A screening opinion of the draft Plan has been undertaken to assess whether a Strategic Environmental Assessment and/or a Habitats Regulations Assessment of the Plan will be required. It concluded that neither a Strategic Environmental Assessment or a Habitats Regulations Assessment would be required.

7. VISION AND OBJECTIVES

7.1 The vision and objectives for the Neighbourhood Plan have been prepared taking into consideration the outcomes of community engagement referred to earlier in this Plan as well as the evidence collected from published data, surveys and assessments. They also take account of the need to prepare a Neighbourhood Plan that conforms with the strategic policies of the local plan. The Vision sets out the over-arching approach to how the future development of Botesdale and Rickinghall will be delivered through the Neighbourhood Plan. This is amplified through the definition of Objectives for particular topic areas that have guided the identification of both planning policies and community actions contained in the Plan. The planning policies in the Neighbourhood Plan do not repeat the policies in local plans or the National Planning Policy Framework but supplement them by adding local detail or addressing locally specific matters.

7.2 Botesdale and Rickinghall is a thriving community where the historic and natural environment have shaped the form and nature of the built environment. Our Vision of the villages in 2036 seeks to maintain the high environmental qualities while acknowledging that further housing and population growth will be necessary provided it is supported by the expansion of the essential infrastructure and services.

VISION

In 2036 Botesdale and Rickinghall will have **maintained its significant** historic built and natural environment while accommodating sustainable growth that meets the needs of the Parishes and their hinterland and ensures that appropriate levels of infrastructure and services are retained and improved.

Objectives

7.4 The Objectives of the Plan have been developed as a result of the information gathered during the preparation of the Plan. Each Objective has informed and guided the content of the Planning Policies and Community Actions that follow.

Historic and Natural Environment Objectives

1. Conserve and enhance the heritage assets of Botesdale and Rickinghall.
2. Protect and improve the features which contribute to historic character.
3. Maintain the villages' rural setting.
4. Protect the important green spaces, woodland, wildlife, countryside and public rights of way.
5. Protect important views and links to the wider countryside.
6. Promote the inclusion of native planting in and **around existing and new** developments.

Housing and Development Objectives

7. Ensure that the amount of new housing growth in Botesdale and Rickinghall, collectively a Core Village, is appropriate and of a scale that the local infrastructure can support.
8. Deliver housing that is tailored to the needs of local residents, and **specifically includes affordable housing provision.**
9. Ensure all development is of a high-quality design, eco-friendly and of a scale and nature that reinforces local character.
10. Deliver development that is permeable by pedestrians and cyclists and has improved access to rights of way in and around the villages.

Jobs, Services and Facilities Objectives

11. Protect and improve the **range of existing community** facilities and services.

12. Ensure that the broadband and mobile connectivity throughout the Plan Area meets the domestic, social and business needs of the community.

13. Support small-scale business creation and retention.

Transport and Travel Objectives

14. Support and encourage safe and sustainable transport, including walking, cycling and public transport.

15. Improve bus services to enable access to services, secondary and tertiary education and employment.

8. PLANNING STRATEGY

8.1 As noted above, the planning policy framework for Mid Suffolk is currently evolving from that which is set out in the Mid Suffolk Local Plan (1998), the Core Strategy (2008) and the Core Strategy Focused Review (2012) into a new Joint Local Plan for Babergh and Mid Suffolk districts. The Joint Local Plan is at such an early stage that there is no specific content or policy guidance by which the Neighbourhood Plan can be prepared. However, we do know that the villages are together expected to be designated as a Core Village because of the level of services and facilities available. As such, it is anticipated that further growth will take place in the villages over the period covered by the Neighbourhood Plan.

8.2 A fundamental premise of the Plan is to support sustainable growth of the villages without having an irreversible impact on the historic and natural environment of the area. The villages have been the location of a level of growth over previous years. Given the level of services and facilities in the villages the emerging planning strategy in the Local Plan anticipates a continued level of growth in order to support the local services and to reduce the pressure for growth on smaller settlements where the facilities do not exist. However, it is essential that the growth is focused on the existing built-up area of the village where there is a close relationship with existing services and facilities. The Plan does, however, recognise that the presence of the conservation area and numerous heritage assets requires that development will need to be carefully designed and located to minimise impact on these designations. Similarly, the landscape setting of the village has been demonstrated to be sensitive to development and will need to be taken into account.

8.3 The Neighbourhood Plan provides for 200 new homes in the period 2017 to 2036 with a commensurate growth in the capacity of essential services and facilities that will meet the needs of residents and businesses living and operating in the Plan Area. The detail as to how these homes will be delivered is set out in the Housing section of the Plan.

8.4 A Settlement Boundary is defined for the main built-up areas of the villages in order to manage the location of future development and to protect the countryside that surrounds the built-up area for its own sake. The boundary is based on that contained in the 1998 Local Plan, but it has been reviewed to reflect changes during that 20-year period and opportunities for new development that will arise during the next 20 years. In order to manage the potential impacts of growth, new development will be focused within the Settlement Boundary. This will ensure that the undeveloped rural countryside is preserved and remains largely undeveloped. There may be situations where it is necessary for development to take place outside the Settlement Boundary, but this will be limited to that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside. However, this approach does not restrict the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions.

Policy B&R 1 – Spatial Strategy

In the period 2017 to 2036 the Neighbourhood Plan area will accommodate development commensurate with the villages' designation as a Key Service Centre in the local plan settlement hierarchy. New development will be focused within the defined Settlement Boundary, through sites allocated in this Plan, as identified on the Policies Map, or in the form of small-scale windfall developments.

Unless specifically identified elsewhere in the Plan, development outside the Settlement Boundary will only be allowed for that which is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located there.

9. HOUSING

Objectives:

7. Ensure that the amount of new housing growth in Botesdale and Rickinghall, collectively a Core Village, is appropriate and of a scale that the local infrastructure can support.

8. Deliver housing that is tailored to the needs of local residents, and specifically includes affordable housing provision.

9. Ensure all development is of a high-quality design, eco-friendly and of a scale and nature that reinforces local character.

10. Deliver development that is permeable by pedestrians and cyclists and has improved access to rights of way in and around the villages.

9.1 A key role of the Neighbourhood Plan is to identify the amount of new housing to be provided during the period covered by the Plan and to identify where it will be located. Emerging government guidance, published at the time of preparing this Plan, proposed requiring the strategic planning policies of local plans to identify the number of new homes that needed to be planned for in Neighbourhood Plans. The Mid Suffolk Local Plan was not advanced enough at the time of the preparation of this Neighbourhood Plan to be able to identify the number of new homes that would be needed. The Mid Suffolk Core Strategy Focused Review (2012) allocates growth of 750 homes across all Key Service Centres between 2011 and 2027. Extrapolating that strategy to 2036 (in the absence of any other guidance from the District) gives a further 450 homes in Key Services Centres. At 1 April 2018, 411 homes had been built in Key Service Centres since 2011 and a further 2,693 homes had been permitted on sites capable of accommodating ten or more homes that had not been completed.

9.2 The 2018 NPPF identifies a new methodology for how a local housing need assessment should be undertaken and requires local planning authorities to identify the amount of growth Neighbourhood Plans should plan for. In the absence of a growth figure being provided by Mid Suffolk, we have undertaken an assessment based on the government proposal, as follows:

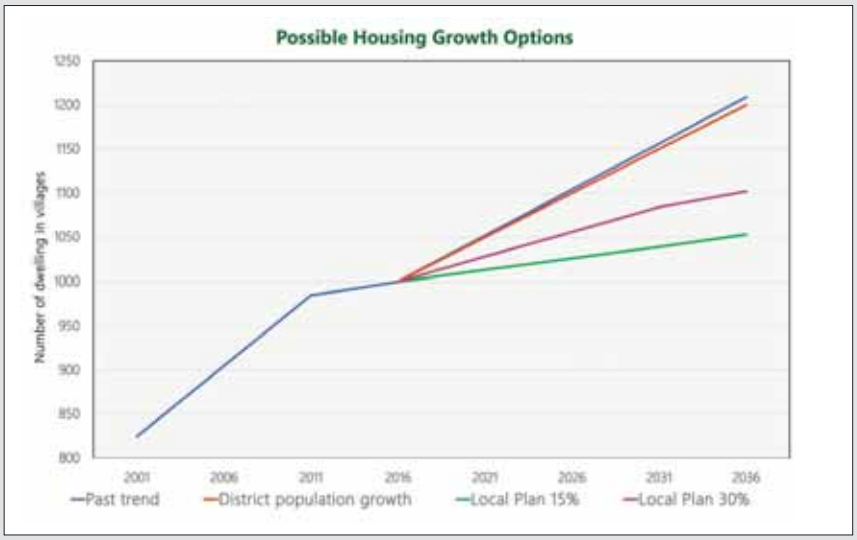
a)	Projected Mid Suffolk housing growth 2017-2036	8,000
b)	Annual average growth	421 dwellings per annum
c)	Adjustment for market signals *	b / 1.22
d)	Adjusted annual requirement	514
e)	Total requirement 2017 – 2036 (19 years) (d * 19)	9,766
f)	Planning permissions at 1 April 2017	3,100
g)	Additional houses required 2017 – 2036 (e-f)	6,670 #

** Based on comparison of median house prices to median workplace earnings*
 # Rounded

9.3 The August 2017 Joint Local Plan consultation proposed a range of growth across Core Villages of between 15% and 30% of the housing requirement (6,670). That would be between 1,000 and 2,000 homes. We have applied this figure to the distribution options based upon the proportion of the population in the villages compared with the total of all proposed Mid Suffolk Core Villages. Botesdale and Rickinghall's total population represents 5.27% of the total population of the Core Villages as proposed in August 2017. This calculation suggests that the residual requirement for the Neighbourhood Plan, as at 1 April 2017, was between 53 and 105 homes in the period to 2036.

9.4 However, without taking environmental and infrastructure constraints into account, this level of growth might not be sufficient to meet the potential population growth identified in Chapter 3 above. Based on the 2011 household sizes, this growth would require some 200 additional homes.

9.5 Furthermore, a continuation of past completion rates would require 209 homes to be built during the Neighbourhood Plan period.



9.6 On the basis of the above calculations and having regard to the landscape character, historic environment and environmental constraints, the Neighbourhood Plan makes provision for the construction of 200 new homes between 2017 and 2036. The new homes will be delivered through the following approach.

1. The construction of planning consents that had not been completed as at 1 April 2017;
2. The allocation of specific sites each capable of delivering 10 or more homes; and
3. An allowance for "windfall"* sites of less than 10 homes that will come forward during the Neighbourhood Plan period.

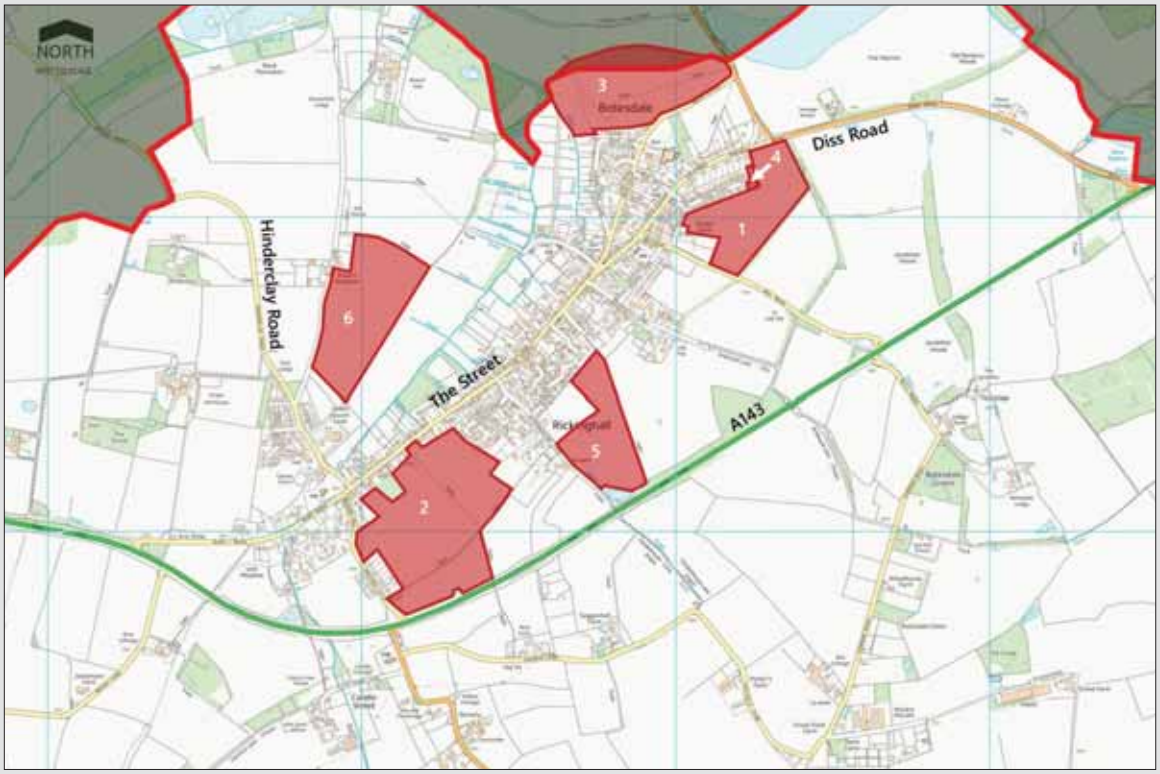
9.7 As at 1 April 2017 there were planning permissions for 14 new homes in the villages that had not been completed. This leaves a residual requirement for 186 new homes to be provided for in the Neighbourhood Plan. Policy B&R 2 identifies how these new homes will be provided during the period 2017 to 2036.

9.8 Late in 2017 the Steering Group sought assistance from the Government Neighbourhood Plan support programme for technical assistance in assessing sites for their suitability for housing development. AECOM consultants were appointed to undertake an independent and objective assessment of the sites that had been identified as potential candidates for housing in the Neighbourhood Plan. These included sites from the Neighbourhood Plan Call for Sites process and sites emerging from the Joint Local Plan supporting evidence, such as the 2017 Strategic Housing and Employment Land Availability Assessment (SHELAA). However, the AECOM Assessment did not consider sites that had already been rejected by Mid Suffolk's SHELAA.

**Windfall sites are those developments of under 10 dwellings that are not allocated in the Plan but come forward on sites within the Settlement Boundary.*

Site Ref.	Site Source	Site Address	Land type
1	SHELAA	Land south of Diss Road and north of Mill Road	Greenfield
2	SHELAA	Land between The Street and A143	Greenfield
3	SHELAA	Land north of Back Hills	Greenfield
4	SHELAA	Land east of Park View	Previously developed land and greenfield
5	Call for Sites	Additional site North of Garden House Lane	Greenfield
6	Call for Sites	Lane Field	Greenfield

The sites are identified on the map below.
The AECOM Site Assessment report is available to view on the Neighbourhood Plan Website



MAP 8 - POTENTIAL HOUSING SITES ASSESSED BY AECOM

9.10 The Assessment concluded that Site 1 (South of Diss Road) was the most sustainable and deliverable site but that the development should be more closely related to Diss Road as it would be proportionate with the current existing built up area of the settlement. However, the Assessment did not take account of the presence of Anglian Water's Water Recycling Centre west of the site off Diss Road. Because of the potential odour issues from the plant, Anglian Water no longer generally support development within a 400 metres radius of the Centre without detailed odour assessments to identify the risk of smells impacting on the amenity of residents.

9.11 In order to meet the housing requirements, five large sites (with a capacity of ten or more homes) are allocated for development. These sites have been identified due to their advanced stage in the planning process and are therefore capable of being delivered during the plan period, subject to market conditions. It is not necessary to identify any addional sites to meet the identified housing requirement for the Neighbourhood Plan. The allocated sites are referred to in Policy B&R 2 and, individually in Policies B&R 3 to B&R 7 that follow.

9.12 At 1 April 2017 14 new homes on "windfall" sites of under 10 dwellings had been granted planning consent but had not been built. These are detailed in Appendix 1 of the Plan. Since 1 April 2017 further permissions on small sites (under 10 dwellings per site) have also been granted, amounting to an additional 13 dwellings. When added to the allocations in Policy B&R 2, it is expected that 200 new homes will be built on sites already identified during the Neighbourhood Plan period, comprising:

- Site allocations in Policy B&R 2 171
- Small sites with planning permission but not built at 1 April 2017 14
- Planning permissions on small sites since 1 April 2017 13

Policy B&R 2 – Housing Development

This Plan provides for 200 dwellings to be developed in the Neighbourhood Plan area between 2017 and 2036. This growth will be met through:

i) the allocation of the following sites for 10 or more new homes:
   a) Land at Back Hills (3.09 hectares - 40 homes) (Policy B&R 3);
   b) Land north of Garden House Lane (1.59 hectares – 42 homes) (Policy B&R 4);
   c) Land east of Rectory Hill (0.52 hectares – 10 homes) (Policy B&R 5);
   d) Land to The Rear of Willowmere, Garden House Lane (0.99 hectares – 10 homes) (Policy B&R 6); and
   e) South of Diss Road (3.53 hectares – 69 dwellings) (Policy B&R 7)

as indicated on the Policies Map; and

ii) small "windfall" sites of under 10 dwellings that come forward within the Settlement Boundary during the plan period and not identified elsewhere in the Plan.

Land at Back Hills

9.13 This site which is located adjacent to Botesdale Primary School, has an area of 3.09 hectares and was granted the development outline planning permission in August 2018 for 40 dwellings with associated improvements to public footpaths, creation of public open space and transfer of an area of land to the Parish Council. Use of this land is to be split between the Pre-School / Primary School and for a wildlife wood to be managed by "BARWOODS" (Botesdale and Rickinghall Community Woodlands Project), as illustrated on the Site Concept below.

9.14 This allocation conforms with the planning application. Vehicle access to the site will be from the B1113 Hall Lane but it is important that pedestrian links are also provided to The Street to ensure that the development is integrated into the village. The site is dissected by a public footpath and it is essential that the development improves the width and quality of the link from the site onto The Street.

Policy B&R 3 – Land at Back Hills

A site of 3.09 hectares south of Back Hills is allocated for:

a) 40 dwellings comprising a mix of single and two storey dwellings and including 35% affordable housing;
b) public open space including an area of community woodland;
c) use by the pre-school and primary school to provide a woodland classroom; and
d) the retention and improvement of the existing public footpath to provide an improved link to The Street.

MAP 9 - BACK HILLS SITE CONCEPT PLAN

Land north of Garden House Lane

9.15 This site is located to the north of Garden House Lane and south of Ryders Way. The site is separated from Ryders Way by a public footpath but does not have any defined boundaries on the south-east and north-east sides of the site. An outline planning application for up to 42 houses was considered by the Mid Suffolk District Council Planning Committee on 3 May 2017. The application contained no detail other than for the improvement of the vehicular access from Garden House Lane, but the illustrative layout identified links to the public footpath and a new hedgerow boundary on the south-east and north-east sides of the site. The Committee decided to grant planning permission subject to the applicant entering into a Section 106 Planning Obligation for the provision of 35% affordable housing and a contribution of £6,000 towards bus stop improvements. At the time of the preparation of this Neighbourhood Plan the permission had not been issued by the District Council.

9.16 Given the decision in principle to approve the development of this site, the Neighbourhood Plan allocates it for housing. However, it is essential that the development pays particular attention to the setting of the site and its extension into the open countryside. It will be essential that substantive screening is provided along the new boundaries that comprises native trees and hedgerows. Furthermore, given the distance of the site from the nearest play areas (over 1 kilometre to Rickinghall Playground and nearly 800 metres to Botesdale Playground) the detailed proposal for the site should make provision for play in accordance with the Fields in Trust guidance for the Provision of Play reproduced in Appendix 2.

MAP 10 - GARDEN HOUSE LANE SITE CONCEPT PLAN

Policy B&R 4 – Land north of Garden House Lane

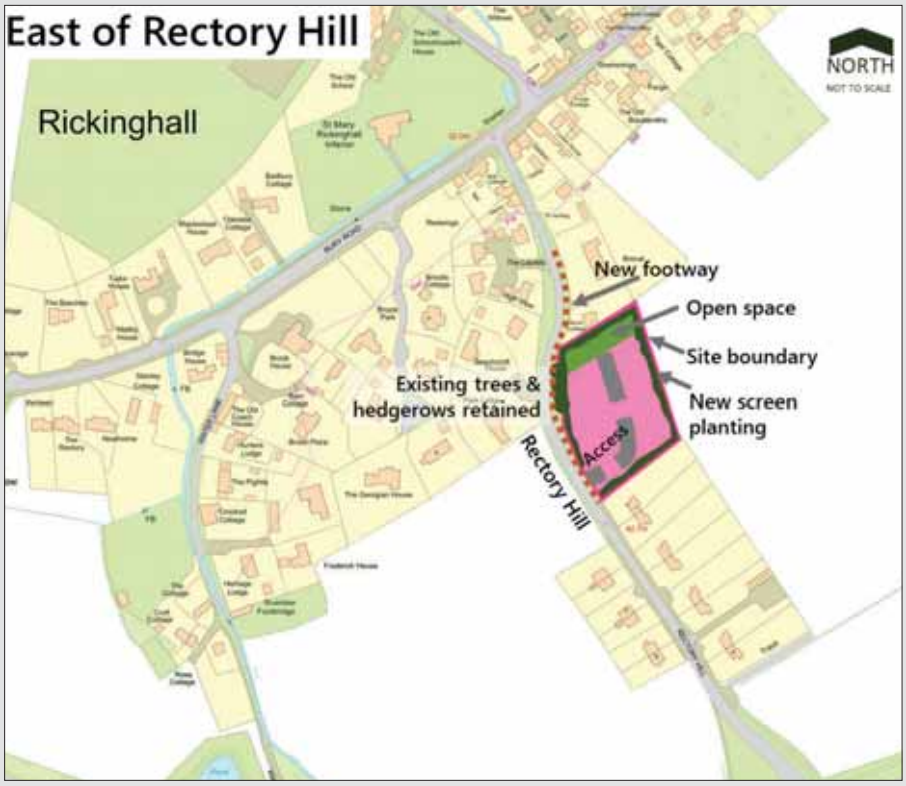
A site of 1.59 hectares north of Garden House Lane is allocated for 42 dwellings including 35% affordable housing.

The development of the site must make provision for:

- direct links to adjoining public rights of way network;
- a new and substantive tree and hedgerow screen using native species on the south-east and north-east boundaries of the site; and
- play provision in accordance with the Fields in Trust recommended benchmark guidelines.

Land east of Rectory Hill

9.17 This small site is located south of Mount Cottage and fronts onto Rectory Hill. An outline planning application for ten two-storey homes was approved by Mid Suffolk District Council in February 2018. A specific condition of the approval limited the total floorspace of the ten new dwellings to a maximum 1,000 square metres in order that the proposal kept within the government's lower threshold whereby affordable housing would not be required as part of the development. Given the planning decision and that development has yet to commence, the Neighbourhood Plan allocates it for housing. However, it is essential that the development pays particular attention to the setting of the site and its relationship with neighbouring homes. The site is currently screened from Rectory Hill by a substantial hedgerow and it is essential that only the minimum amount of hedgerow required to create a safe vehicle access to the site is removed. It is also essential that new and substantive planting is provided along the boundaries of the site. This should be formed from native species of trees and hedgerows.



MAP 11 - EAST OF RECTORY HILL SITE CONCEPT

Policy B&R 5 – Land east of Rectory Hill

A site of 0.59 hectares East of Rectory Hill is allocated for 10 dwellings.

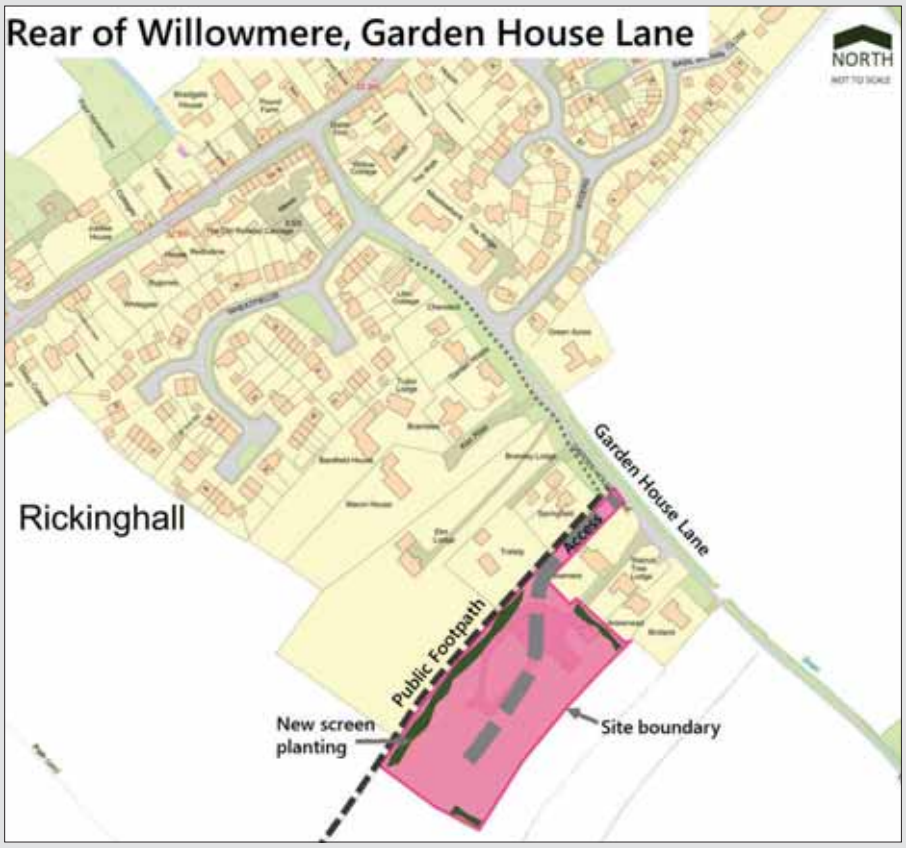
The development of the site must:

- make provision for a new and substantive tree and hedgerow screen using native species on the boundaries of the site; and
- only remove the absolute minimum hedgerow on the Rectory Hill frontage to provide a safe vehicle access to the site; and
- provide a new footpath along Rectory Hill highway verge from the site frontage to a point just north of the entrance to The Laurels.

Land to the rear of Willowmere, Garden House Lane

9.18 An outline planning application for ten homes was approved by Mid Suffolk District Council in January 2018. Due to development viability issues, the approval included a legal agreement for a commuted sum for affordable housing in lieu of constructing affordable housing on-site.

9.19 The site is already well screened by existing hedgerows and trees, but it will be essential that this remains and is reinforced in order to reduce the impact of the development on the countryside to the south and west of the site.



MAP 12 - REAR OF WILLOWMERE, GARDEN HOUSE LANE SITE CONCEPT PLAN

Policy B&R 6 – Land to the rear of Willowmere, Garden House Lane

A site of 0.99 hectares rear of Willowmere, Garden House Land is allocated for 10 dwellings including, subject to development viability, 35% affordable housing.

The development of the site must retain the existing trees and hedgerows that form the boundary of the site and make provision to reinforce this with new planting using native species in order to reduce the impact of the development on the surrounding open countryside.

The development must also provide a connection to the adjoining public footpath at the south-west corner of the site.

Land south of Diss Road

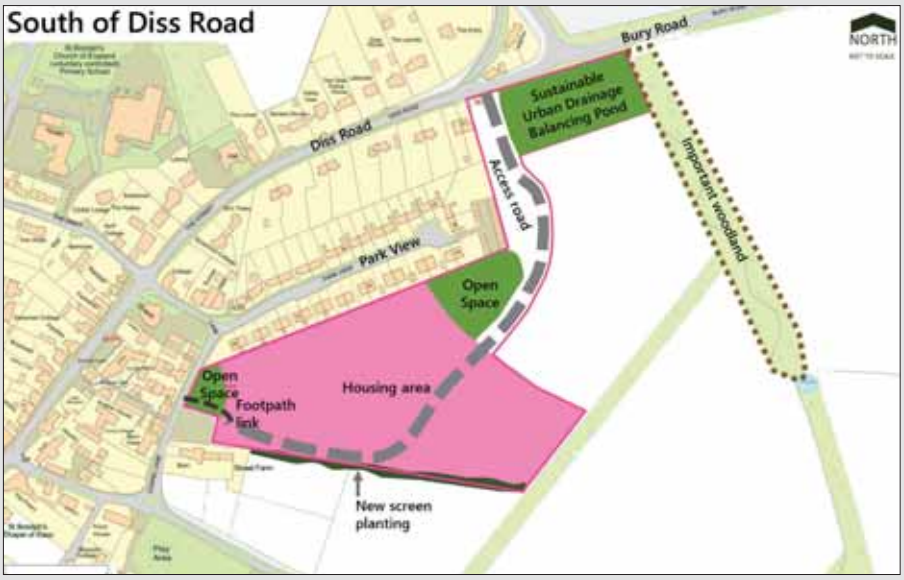
9.20 This large site that fronts onto Diss Road wraps around the south of Park View towards Chapel Lane. An outline planning application for the construction of up to 69 homes was submitted to Mid Suffolk in June 2017. In July 2018, Mid Suffolk District Council approved the development which included a Section 106 Planning Agreement to provide 35% affordable homes and the provision, management and maintenance of open space.

Policy B&R 7 – Land south of Diss Road

A site of 3.53 hectares south of Diss Road is allocated for:

a) Up to 69 dwellings including 35% affordable housing; and
b) Public open space including children's play provision in accordance with the Fields in Trust recommended benchmark guidelines.

The development of the site must provide a footpath and cyclepath link to Chapel Lane and screen planting using native species to the boundary between the site and both Park View and Mill Road.



MAP 13 - SOUTH OF DISS ROAD SITE CONCEPT PLAN

Affordable Housing

9.21 The latest published government figures identify that the median house prices in Mid Suffolk are 9.8 times the median gross annual earnings of residents. This is having a huge impact on the ability of people to buy housing, especially those on lower incomes. Affordable housing provides a potential accommodation solution for those that need to live in the villages but are unable to access open market price housing. The adopted Local Plan policy for affordable housing requires new developments on sites of over ten houses to provide up to 35% of the total as housing that meets the "affordable" definition (see Glossary).

9.22 Granting planning permission on an exceptional basis for affordable housing on land next to but outside the defined Settlement Boundary is one way to provide affordable housing which will continue to meet local needs. Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the villages and their hinterland and that the site is suitable to meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 54 of the 2012 NPPF which states that local authorities should consider whether this approach would help provide additional affordable housing. The exceptional circumstances, where a small number

of market homes will be permitted could include, for example, where there is insufficient government grant available and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council's Housing Service.

Policy B&R 8 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites outside the Settlement Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that:

i. secure arrangements are made to ensure that initial and subsequent occupation of the dwellings can be restricted to those having an identified local need for affordable housing through the use of appropriate safeguards, including conditions or legal obligations;
ii. the housing is for people that are in housing need because they are unable to buy or rent properties in the villages at open-market prices;
iii. the housing is offered, in the first instance, to people with a demonstrated local connection as identified in paragraph 4.4 of the Mid Suffolk Choice Based Lettings Scheme 2016.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing. Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

a) that no other means of funding the construction of the affordable homes is available; and
b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

9.23 One option for securing affordable housing that remains available for the local community for all time is through the establishment of a Community Land Trust (CLT). These are a form of community-led housing, set up and run by local people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

SOURCE: NATIONAL COMMUNITY LAND TRUST NETWORK

Community Action 1 – Community Land Trust
The Parish Councils will explore the establishment of a Community Land Trust for Botesdale and Rickinghall with a main aim of delivering, and securing for the long term, affordable housing that meets the needs of residents that need it.

Housing Mix

9.24 The preparation of the Neighbourhood Plan has identified a comparative shortfall of three-bedroomed homes in the villages when compared with Mid Suffolk as a whole. This is despite the wider shortfall of one and two bedroomed dwellings across the Ipswich Strategic Housing Market Area. Three bedroomed homes make a significant contribution to meeting the needs of young families and therefore helps maintain a balanced population able to support local facilities and services. It is recognised that to bring the proportion of three-bedroomed homes up to the Mid Suffolk rate would require a significant number of the new homes planned to be of this size. It is expected that, unless the particular circumstances of the development dictate otherwise, such as meeting an identified affordable housing requirement on a site, the highest proportion of new homes on a proposed development of ten or more homes should be three-bedroomed properties.

Lifetime Homes

9.25 The projected significant increase in the proportion of elderly residents in the villages has potential ramifications on the ability of the housing stock to adapt to people's needs. It is therefore essential that opportunities are taken to address the needs of an ageing population in the design of new homes and compliance with the standards of the Lifetime Homes initiative helps to ensure that properties are appropriate for older persons' needs while ensuring that they are also suitable for other types of occupiers such as first-time buyers. The Lifetime Homes (LTH) standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes and 'seeks to enable 'general needs' housing to provide, either from the outset or through simple and cost-effective adaptation, design solutions that meet the existing and changing needs of diverse households.'

Policy B&R 9 – Housing Mix
In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of three-bedroomed homes within the scheme, unless it can be demonstrated that the particular circumstances relating to the tenure of the housing dictate otherwise.

9.26 It is acknowledged that there is a cost to developers in complying with LTH standards and therefore increases the cost of development. The Department for Communities and Local Government Housing Standards Review in 2013 produced evidence that compliance with the LTH, taking into account the extra-over costs of compliance, the additional space required and the extra administrative costs, were £1,930 for a two-bed apartment, £2,600 for a two-bed house and £2,019 for a three-bed house. The average house price across all sizes in the villages in 2015 was approximately £250,000 and therefore this extra cost represents just 1.0% of the sale price of all properties so is not considered likely to impact significantly on viability.

The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes, such as:

- Approaches to dwellings from parking (distance, gradients and widths)
- Entrances, internal doorways and hallways
- Entrance level living space with the potential for bed-space
- Stairs and potential through-floor lifts in dwellings
- Potential for fitting hoists
- Glazing and window handle heights

9.27 In 2015, national standards were brought in for the design of residential properties and the needs of users. As such, it is not possible for the Neighbourhood Plan to require certain minimum provision in its policies. Nevertheless, proposals to exceed the minimum standards and deliver housing to Lifetime Homes standards will be strongly supported.

Policy B&R 10 – Delivering homes to meet the needs of all potential occupants

Proposals for dwellings that meet accessibility standards set out in Building Regulations M4(2) Accessible and Adaptable Dwellings and M4(3) Wheelchair User Dwellings will be supported.

Housing Space Standards

9.28 It is recognised that many new developments are perceived to provide inadequate amounts of internal space for the day to day needs of occupants. In March 2015, the Government introduced a 'Nationally Described Space Standard' (or National Standard for short). This sets out more detailed minimum standards than the previous Design and Quality Standards (2007) that applied solely to affordable housing. The March 2015 standards encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum space standards.

The current standard requires that:

a. the dwelling provides at least the gross internal floor area and built-in storage area set out in the summary table;
b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom;
c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m^2 and is at least 2.15m wide;
d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m^2;
e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;
f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m^2 within the Gross Internal Area);
g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;
h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m^2 in a double bedroom and 0.36m^2 in a single bedroom counts towards the built-in

storage requirement; and

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Policy B&R 11 – Housing Space Standards

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards. Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles, in accordance with the adopted cycle parking standards.

A SUMMARY TABLE IS PROVIDED BELOW

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings m^2	2 storey dwellings m^2	3 storey dwellings m^2	Built-in storage m^2
1b	1p	39 (37)[2]			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

10. HISTORIC AND NATURAL ENVIRONMENT

Objectives

1. Conserve and enhance the heritage assets of Botesdale and Rickinghall.
2. Protect and improve the features which contribute to historic character.
3. Maintain the villages' rural setting.
4. Protect the important green spaces, woodland and countryside.
5. Protect important views and links to the wider countryside.
6. Promote the inclusion of native planting in and around existing and new developments.

The Landscape

10.1 During the preparation of this Neighbourhood Plan a Landscape Character Appraisal was commissioned to identify the important aspects and elements of the landscape in and around the built-up areas that should be protected from the impacts of development. The Appraisal is available to view as part of the Neighbourhood Plan Evidence base.

10.2 The Appraisal noted:

- The form and fabric of the settlement which has altered little since the 19th Century with evidence of its agricultural origins and turnpike route influences remaining apparent;
- The linear form of settlement on the lower valley slopes between the 30m and 43m contour lines with strong linear street pattern and hierarchy of routes;
- The distinctive orientation and relationship of buildings to The Street;
- The use of coloured render and brick buildings and detailing typical of Suffolk vernacular results in a strong uniformity and visual cohesiveness to the village;
- Village edges are predominately indented and organic in character;
- Late 20th century housing is small scale and on the whole well integrated;
- Key built and natural landmarks reinforce sense of place and orientation within the landscape;
- Views out of the settlement and towards the settlement from surrounding areas reveal its location on the lower valleysides with distinctive groups of woodland on the skyline;
- The topography, stream valley and peat floodplain form a unique and defining rural context and setting to the settlement.
- Exceptional historical intactness evident in the unity of building material and styles and group value of listed buildings, buildings of special character, and natural features which have shaped the history of the village and are easily 'read' within the present-day village/landscape.

It also recommended that the following should be avoided:

- Development which rises up the valley slopes and especially above the 43m contour;
- Development which extends below the 30m contour onto the lower valley sides/valley floor landscapes;
- Use of inappropriate building materials and building forms;
- Urban and engineered road layouts which do not reflect the existing hierarchy of routes;
- Cul-de-sac road layouts;
- High density and abrupt urban edges;
- Positioning new development behind existing rural lanes such that there is a poor relationship between historic routes and new development;
- Potential loss of key views to surrounding landmarks affecting visual and physical connectivity between the village and wider landscape;
- Loss of hedgerows and woodland;
- Loss of meadows close to the rivers and conversion to arable use.

Area of Local Landscape Sensitivity

10.3 Land to the north and northeast of the village has been designated in the development plan since the mid-1980's as a Special Landscape Area (as explained in paragraph 3.16). It comprises a river valley with traditional grazing meadows and the area of Redgrave designed parkland. Given the uncertainty about the prospect of the SLA being retained in the Joint Local Plan and the importance of this high-quality landscape in the Neighbourhood Plan area, a new local designation, the Area of Local Landscape Sensitivity (ALLS), is made in the Plan reflecting the boundary of the traditional SLA boundary. The ALLS designation does not, in itself, stop development taking place. But is does ensure that any development within the area should be designed to be in harmony with the special characteristics of the area.

Policy B&R 12 – Area of Local Landscape Sensitivity

Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- protect or enhance the special landscape qualities of the area, identified in the Landscape Character Assessment; and
- are designed and sited so as to harmonise with the landscape setting.

10.4 There are a number of important natural and wildlife features and habitats across the Neighbourhood Plan Area which, although not of national and regional significance, are important to the maintenance of the biodiversity of Botesdale and Rickinghall. It is important that these are mapped and recorded in order that they can be protected from damage by development.

Such a map could record:

- natural and semi-natural features, historic hedgerows/ponds/woods;
- an Ancient/Veteran Tree Audit throughout the parishes;
- a secondary audit of significant trees within the built-up area of the three parishes (with the aim of aiding the consideration of tree work applications)
- building in an ongoing survey of flora and fauna to maintain and improve knowledge with the use of amateur naturalists/volunteers.

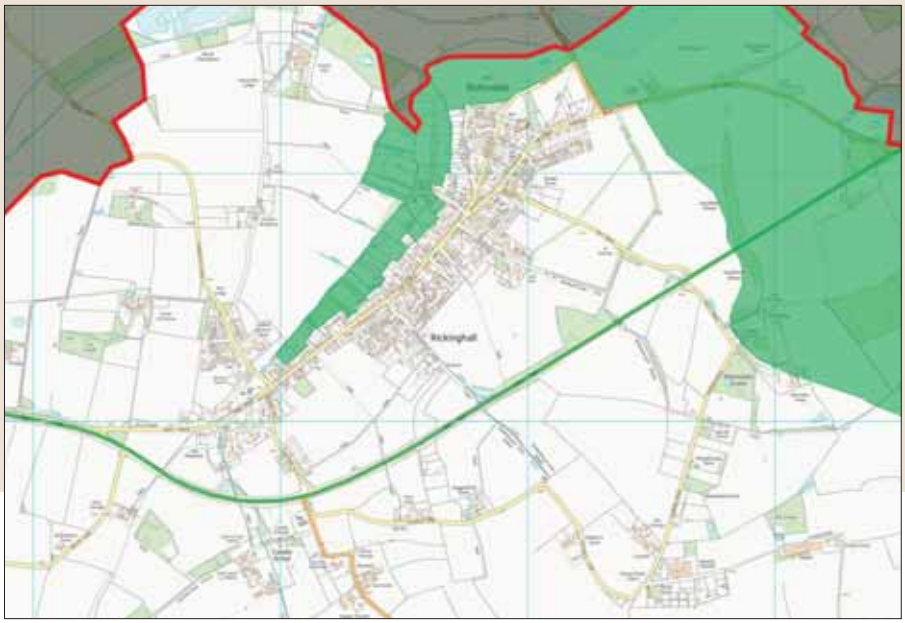
The project would have secondary aims:

- to identify features that might be restored
- to consider how to improve network links/corridors for wildlife
- to identify Biodiversity Priority Species – those that are declining
- to promote nature-friendly farming

Support organisations would include Botesdale and Rickinghall Community Woodlands Project (Barwoods), the Woodland Trust, the Farming & Wildlife Advisory Group, the Countryside Stewardship Programme and the Suffolk County Council Biodiversity Team.

Community Action 2 – Natural and Wildlife Features and Habitats recording

The Parish Councils will support and encourage the preparation of a map of locally important natural and wildlife features for use in informing the Parish Councils responses to consultations on future planning applications.



MAP 14 - AREA OF LOCAL LANDSCAPE SENSITIVITY

Local Green Spaces

10.5 There are a number of important open areas within the villages that not only make important contributions to the character and setting of the built environment, but also play important roles in providing space for recreation.

10.6 Paragraph 76 of the 2012 NPPF states that "neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances." Paragraph 77 states that the designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development.

10.7 Background work undertaken during the preparation of this Neighbourhood Plan has identified a number of sites that qualify for designation as Local Green Spaces. A separate Local Green Space Appraisal document is available that demonstrates how spaces meet the criteria in paragraph 77 of the 2012 NPPF and those that do are identified in Policy B&R 13 below. The identification of these spaces means that development on them is restricted to that which is essential to these sites, such as that required for utility service providers such as telecommunications equipment.

Policy B&R 13 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

1 The Horse Pond or Watering Triangle
2 Wood next to Primary School
3 Botesdale Knoll
4 Fen Lane and verges towards Broomhills
5 The Marl Pits
6 Millers Orchard, off Mill Road, Botesdale
7 Hedge and Verge, between Warren's Lane and Seven Bells, The Street, Botesdale
8 Grass Verge adjoining and opposite Parkview Chapel, Botesdale
9 Grass Verge by Chapel of Ease, Crown Hill, Botesdale
10 Grass Verges by Toll House, Diss Road, Botesdale
11 Low Meadow, Rickinghall
12 Wherry Land, Rickinghall
13 Northfield Wood, off Mill Lane, Rickinghall
14 Green space by the Chestnuts, formerly Accommodation Meadow, Rickinghall
15 Rickinghall Superior Triangle, Rickinghall
16 Ryders Way Green Space, Rickinghall
17 Snape Hill, Rickinghall
18 Hinderclay Road grass verges, Rickinghall
19 Hedges and grass verges on Rectory Hill, Rickinghall
20 Green verge outside Rickinghall Street, Rickinghall
21 Front of Jubilee House, The Street
22 Junction of Rectory Hill and A143
23 Churchyard, St Mary's Church, Rickinghall Inferior
24 The graveyard St Mary's Church, Rickinghall Superior
25 Wheatfields amenity space
26 Allotments off Mill Lane, Rickinghall
27 Churchyard of Chapel of Ease Botesdale

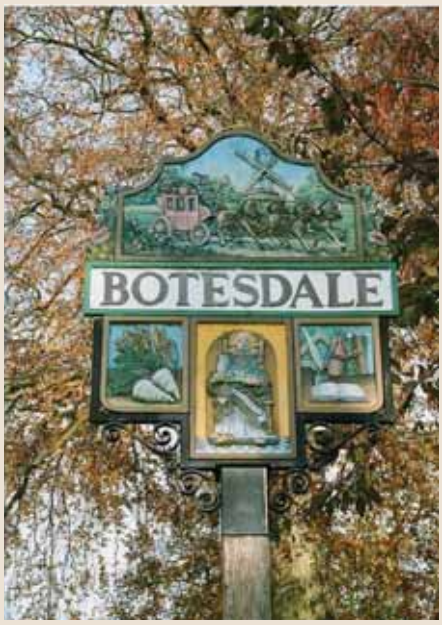
Development on these sites will only be permitted in exceptional circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

The Built Environment

10.8 As already identified in this Plan, the historic built environment of the villages is of particular importance. As well as the Conservation Area Appraisal, a separate built character appraisal has been undertaken by the Steering Group that has prepared the Plan.

10.9 The 2012 NPPF explains that the significance of a non-designated heritage asset should be taken into account in the determination of any planning application. A balanced judgment will be needed having regard to the scale of any harm or loss and the significance of the asset. We have identified a large number of buildings that are of local significance and which, while not yet formally identified as 'Local Heritage Assets', make a significant contribution to the historic environment and are may be worthy of being protected as Local Heritage Assets. We will pursue their registration with the District Council.

In the meantime, we have identified them in Appendix 3 as buildings of local significance. The buildings are identified on the Policies Map.



Policy B&R 14 – Local Heritage Assets

The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest must be secured.

Proposals for any works that would lead to the loss of or substantial harm to a local heritage asset or a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

Appendix 3 identifies properties and structures of local significance which are also identified on the Policies Map.

Policy B&R 15 – Protection of Heritage Assets

To ensure the conservation and enhancement of the villages' heritage assets, proposals must:

a. preserve or enhance the significance of the heritage assets of the villages, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
b. retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
c. contribute to the villages local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Character Appraisal, Built Environment Character Appraisal and the Botesdale and Rickinghall Conservation Area Appraisal, through the use of appropriate design and materials;
d. be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting;
e. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
f. provide clear justification, through the submission of a heritage statement, for any works that would lead to harm to a heritage asset yet be of wider substantial public benefit.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, the development proposal and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

10.10 A Conservation Area Appraisal was undertaken by the District Council in 2011 and identified factors which detracted from the area, as follows:

- There are a few infill houses along The Street where asymmetric modern windows and inappropriate concrete roof tiles have been used and the bricks are not exactly within the local vernacular. These could perhaps be improved by overpainting the brickwork in a traditional colour.
- Elsewhere the original mix of render and brick has been obscured by the similar overpainting (and sometimes rendering) of buildings that would not be out of place stripped back to their original local brick finish.
- The under-grounding of utility supply lines at the western end of the villages would greatly improve the appearance of the villages overall.

10.11 The Neighbourhood Plan Steering Group prepared a Historic Character Assessment of the villages as part of the preparation of the Neighbourhood Plan. The final report forms a separate document in the evidence base for the Plan, but it did identify key character areas in the Plan Area as identified on the map to the right.

The character areas identified are:

Landscape:

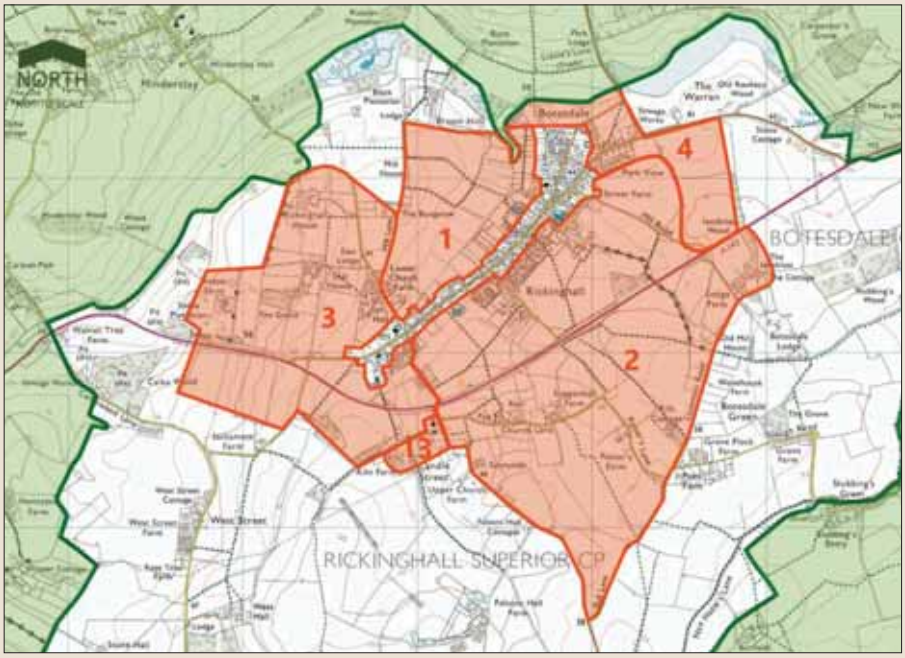
1. Botesdale and Rickinghall Fen
2. Botesdale and Rickinghall Uplands
3. Western approaches to Rickinghall
4. Eastern approaches to Botesdale

Botesdale

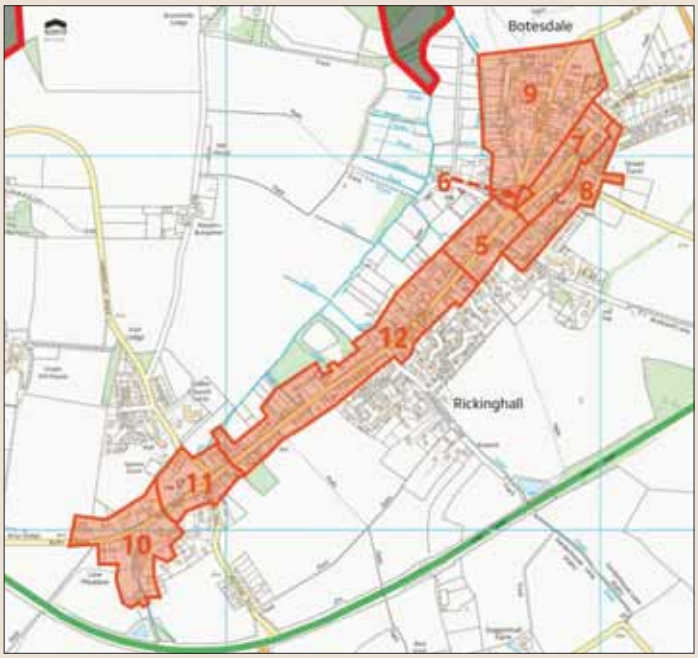
5. Market Place
6. Chandlers Lane
7. Crown Hill, The Street and Diss Road
8. Chapel Lane, Bridewell Lane and Mill Road
9. Back Hills and Cherry Tree Lane

Rickinghall

10. Bury Road and Water Lane
11. Church and Village Centre
12. The Street
13. Candle Street



MAP 15 - HISTORIC CHARACTER ASSESSMENT AREA



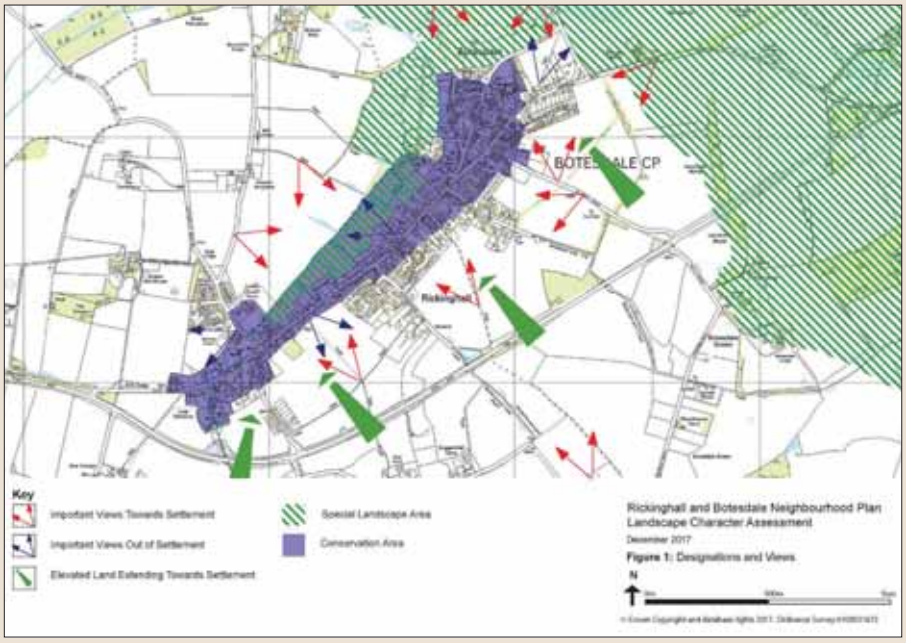
MAP 16 - HISTORIC CHARACTER ASSESSMENT AREA

10.12 The 2012 NPPF makes it clear in paragraph 56 that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. New development should achieve a high-quality design that enhances the unique characteristics of the villages and ensures a better quality of life for residents. Unsympathetic and poorly designed development, especially within the conservation area and/or in the vicinity of a heritage asset and/or in an important landscape area can have a significant detrimental impact on the area. While it would not be appropriate to rigidly copy the architectural styles and designs of the village, the Plan does seek to ensure that new development is of high quality and has regard to its surroundings. As such, when considering the design of new buildings or extensions to existing, developers must ensure proposals:

1. start with an assessment of the value of retaining what is there;
2. relate to the geography and history of the place and lie of the land;
3. are informed by the significance of the site and/or existing buildings so that its character and identity will be appropriate to its use and context
4. sit happily in the pattern of existing development and the routes through and around it
5. respect important views
6. respect the scale of neighbouring buildings
7. use materials and building methods which are at least as high quality as those used in existing buildings
8. create new views and juxtapositions which add to the variety and texture of the setting

10.13 The Landscape Character Assessment identified important views into and out of the built-up area of the village. Development that does not have regard to its potential impact on these views could have significant and detrimental impact on the setting of the village. Views are critical in defining and reinforcing sense of place and local distinctiveness, connecting places where people live with the wider environment, providing opportunities to appreciate special qualities and connecting to local landmarks which can aid orientation.

10.14 Because the village is located primarily on the lower valley slopes many of the views are constrained. Nevertheless, from the rising land to the north and higher slopes above the settlement there are some elevated views to parts of the settlement with a backdrop of higher land or trees.

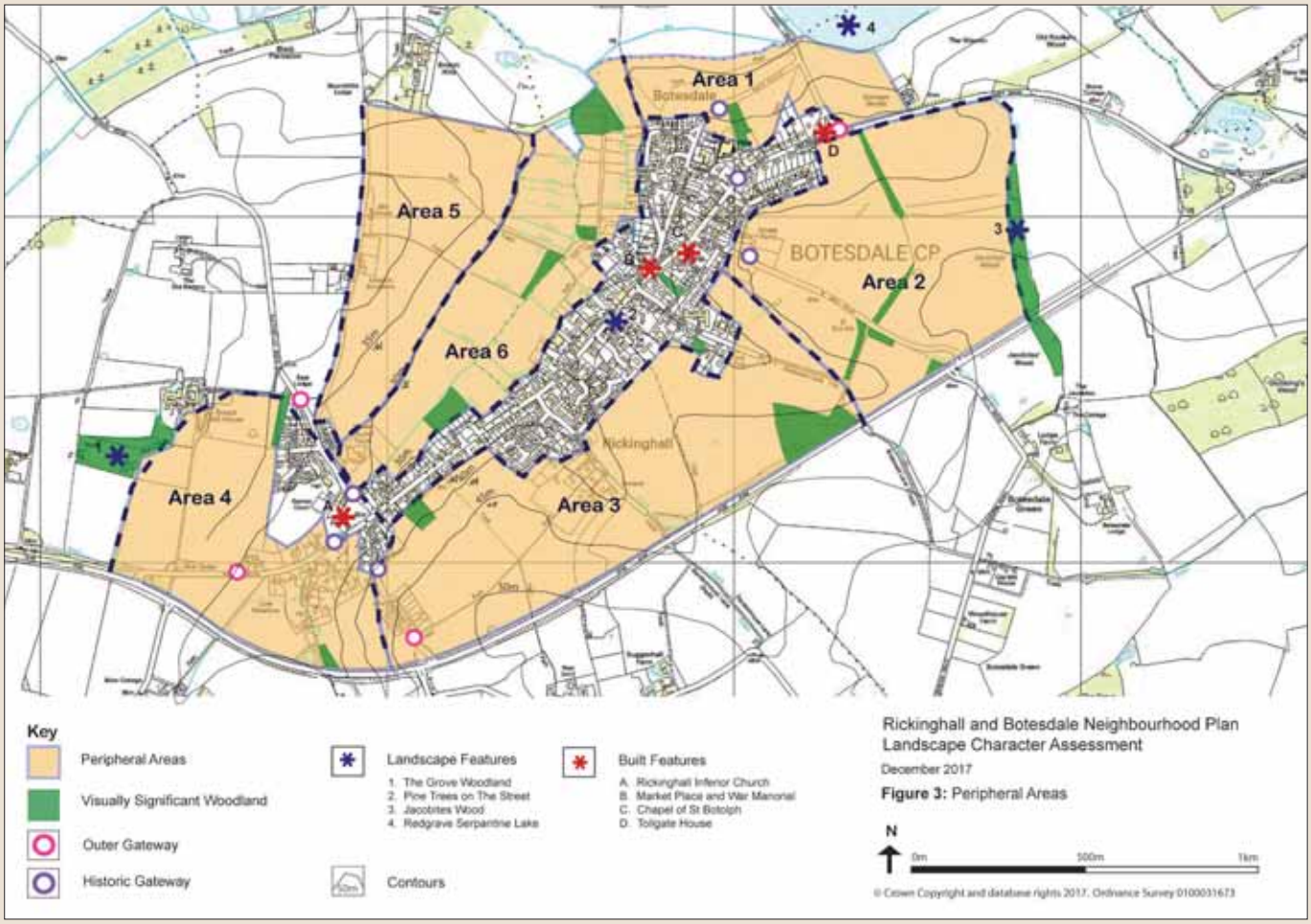


MAP 17 - LANDSCAPE CHARACTER ASSESSMENT – DESIGNATIONS AND VIEWS

10.15 The Appraisal also identified key features which contribute to sense of place and orientation. They include the following:

- Redgrave Park lake;
- Jacobites' Wood;
- Tollgate House (Grade II);
- Market place and war memorial;
- Chapel of St Botolph, Botesdale (Grade II*)
- Pine trees on The Street;
- St Mary's Lower Church, Rickinghall Inferior;
- The Grove woodland;
- St Mary's Upper Church, Rickinghall Superior;

Most of these features are identified on map 18 and it is essential that they are protected from any harmful impact when proposals for new development are considered.



MAP 18 - LANDSCAPE CHARACTER ASSESSMENT – PERIPHERAL AREAS

Policy B&R 16 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment. Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 4 of this Plan and, as appropriate to the proposal:

a. recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building as identified in the Character Assessment and, where necessary, prepare a landscape character appraisal to demonstrate this;
b. maintain or create the villages' sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
c. not involve the loss of gardens and important open, green or landscaped areas which make a significant contribution to the character and appearance of that part of the village;
d. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey / rainwater harvesting;
e. taking mitigation measures into account, not affect adversely:
    i. any historic character, architectural or archaeological heritage assets of the site and its surroundings, including those locally identified heritage assets listed in Appendix 3;
    ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Character Assessment;
    iii. identified important views into, out of or within the village as identified on the Policies Map;
    iv. sites, habitats, species and features of ecological interest;
    v. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
f. not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
g. produce designs that respect the character, scale, density of the locality;
h. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
i. wherever possible ensure that development faces onto existing lanes retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
j. not result in water run-off that would add-to or create surface water flooding.
k. incorporate 'Dementia Friendly Design Principles' in the design of open space and public areas.

10.16 Rickinghall was the family home of a famous historian and archaeologist, Basil Brown. He was born in Bucklesham near Ipswich, but his family moved to Church Farm, Rickinghall when he was a few months old in 1888/9 and he moved from there to Cambria in The Street, Rickinghall in 1935. He lived in that house until his death in 1977. Basil Brown's love for the history and archaeology of Suffolk and his dedication to the local community went through his whole life. He broke new ground in local archaeology discovering roman roads, villas, kilns, a Neolithic causeway camp and most well-known, being the lead excavator to discover (most likely) the tomb of Raedwald at Sutton Hoo. He was self-taught, a dedicated astronomer and involved many local children in local archaeology. Two plaques to Basil Brown exist in Rickinghall Inferior Church.

10.17 In a number of larger towns, such as Ipswich and Bury St Edmunds, Blue Plaques have been installed to link the current building with important people of the past. Given his significance, it is considered that a local Blue Plaque should, if the owners agree, be fixed to his former property in The Street. In addition, it might also be appropriate to identify other properties in the villages with strong associations with people or organisations and an open competition would be organised to design the plaques with local artists / potters commissioned to make the plaques.

Community Action 3 – Blue Plaque Scheme

The feasibility of creating a Blue Plaque scheme in the villages will be investigated that will:

i) seek to identify people and their associated buildings that should be recognised;
ii) identify ways of funding the project;
iii) get property owners' consent to having a plaque;
iv) encourage local people to design the plaques; and
v) use local artists/potters to manufacture the plaques.

10.18 Given the extensive and significant history that is evident in Botesdale and Rickinghall, it would be appropriate to share this history for the benefit of residents and visitors alike. One method of sharing the information would be through the careful design and positioning of information points around the villages. Such positions could include Rickinghall Inferior and Rickinghall Superior churchyards that could contain information about the church, the guild halls and the Rickinghall Superior "camping ground" (camping was an early type of football played in medieval times). Botesdale Market Place would also be a good location for an information board, explaining the importance of the medieval market and giving information about the War Memorial. It would be appropriate for the information boards to be specially designed and made by local artists / craftspeople.

Community Action 4 – Local History Information Boards

Opportunities for providing history information boards, designed and made by local artists / craftspeople, to be located in the Rickinghall churchyards and Botesdale Market Place will be explored.

10.19 Associated with the provision of the information boards is the potential to identify a local village archive and/or museum building that could provide a useful and important resource for local schools and the wider community, as well as visitors to the area. The building could house:

- maps (eg Enclosure Award, Tithe Map)
- photos – both original & copies: hard copies & digital
- books on local history
- copies of Census returns etc.
- a table and chairs for study purposes
- shelves for files, books etc.
- a laptop/computer for showing digital photos and for listening to oral histories.

It would need to be big enough to store artefacts – such as coins, Roman pottery etc. donated by villagers.

Community Action 5 - Archive / Museum Facility

Opportunities for the provision of a dedicated building or room for the retention and display of village archives and finds will be explored.

11. JOBS, SERVICES AND FACILITIES

Objectives:

11. Protect and improve the range of existing community facilities and services

12. Ensure that the broadband and mobile connectivity throughout the Plan Area meets the domestic, social and business needs of the community.

13. Support small-scale business creation and retention.

11.1 Evidence gathered demonstrates a high level of out-commuting for work. At the same time, according to the 2011 Census, over 500 people work in the Neighbourhood Plan Area. Many of these work from home but there are also businesses and services that attract people to travel into the parishes for work.

11.2 The gradual erosion of business premises in rural areas can have a significant detrimental impact on the sustainability of villages and their ability to support services and facilities. Without a range of jobs there is a risk that those in employment will move out and the villages will become dormitory settlements. It is therefore important that existing employment opportunities are protected and given the opportunity to expand if they're not having a detrimental impact on the environment or infrastructure, including roads.

11.3 There is a large number of businesses in the Plan Area that provide a range of employment opportunities. One of the main concentrations of jobs can be found at Rickinghall Business Centre on Finningham Road. These former agricultural buildings have been converted to provide units for a number of small businesses and provide employment opportunities for residents from the local area. The site is identified for retention as a business park.

11.4 The Neighbourhood Plan supports the creation of new jobs where such development wouldn't have a detrimental impact on the character of the area, the local road network and the amenity of residents living near the site or on the access route to the site. It is envisaged that employment premises would remain small in terms of the size of the premises and the number of people employed on the site. Opportunities exist in more sustainable locations elsewhere for the provision of large premises, such as at Eye Airfield, Shepherd's Grove near Stanton and at Diss.

Policy B&R 17 – Retention of Existing Employment Sites

Proposals for non-employment uses on sites and premises currently or last used for such purposes and that are expected to have an adverse effect on employment generation, will only be permitted where one or more of the following criteria has been met (as appropriate to the site/ premises and location):

a. there is a sufficient supply of alternative and suitable employment land available to meet local employment job growth requirements;
b. evidence can be provided that genuine attempts have been made to sell/let the site in its current use, and that no suitable and viable alternative employment uses can be found or are likely to be found in the foreseeable future;
c. the existing use has created over-riding environmental problems (e.g. noise, odours or traffic) and permitting an alternative use would be a substantial environmental benefit that would outweigh the loss of an employment site;
d. an alternative use or mix of uses would assist in urban regeneration and offer greater benefits to the community in meeting local business and employment needs;
e. it is for an employment related support facility such as employment training/education, workplace crèche or café;
f. an alternative use or mix of uses would provide other sustainability benefits that would outweigh the loss of an employment site.

The retention and intensification of employment uses at Rickinghall Business Centre on Finningham Road, as identified on the Policies Map, will be supported provided that proposals do not have a detrimental impact on the local landscape character, the amenity of residents or will generate unacceptable levels of vehicular traffic on local roads.

11.5 Some of the farms in the area have also expanded with the development of large-scale barn buildings for storage and chicken sheds and there is some scope for further commercial development in these areas. However, where new commercial development is proposed it is important that buildings reflect the rural and agricultural building styles typically found in the area. Care is also required to ensure new buildings are not seen breaking the skyline which can make them appear visually intrusive. Wherever possible care should be taken to ensure they are back clothed by vegetation. Buildings tend to be arranged along the main routes and have a loose arrangement where the wider landscape flows between building groups. This low density and loose arrangement should be retained.

Policy B&R 18 – New businesses and employment

Proposals for new business development will be supported where sites are located within the settlement boundary identified on the Policies Map, and outside the settlement boundary where:

a) it is located on land designated in the development plan for business uses; and/or it
b) relates to small scale leisure or tourism activities, or other forms of commercial/employment-related development or agriculture related development of a scale and nature appropriate to a countryside location and that can satisfactorily demonstrate a need to be located outside the settlement boundary.

Where possible, business developments should be sited in existing buildings or on areas of previously developed land and be of a size and scale that do not adversely affect the character, highways, infrastructure, residential amenity and environment of the Neighbourhood Plan area, including the important characteristics identified in the Landscape Character Appraisal and the Historic Character Appraisal.

Policy B&R 19 – Farm Diversification

Applications for new employment uses of redundant traditional farm buildings will be supported, providing it has been demonstrated that they are no longer viable or needed for farming. Re-use for economic development purposes is preferred, but proposals which harm the rural economy will not be supported.

Village Services and Facilities

11.6 Community facilities and services in the villages make an important contribution towards maintaining the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of residents, and in reducing the need to travel. At the time of the preparation of this Plan there was a good range of services and facilities in the villages, including:

- A Co-op foodstore;
- Other small shops;
- Two public houses
- Churches and Chapels
- Motor traders;
- Beauticians and hairdressers;
- A pre-school and primary school;
- Children's Breakfast / After School Club
- Health centre;
- Takeaway food outlets;
- Two community centres;
- Allotments;
- Playing fields;
- Regular bus service to Bury St Edmunds and Diss and school service to Hartismere High School;
- Community Transport service run by the Rickinghall and Botesdale Good Neighbour Scheme;
- Bowls club

The retention of these facilities and services is therefore essential to the livelihood of the villages and helps reduce rural isolation and social exclusion. Botesdale & Rickinghall Parish Councils will support West Suffolk CCG in ensuring suitable and sustainable provision of Primary Healthcare services for the residents of Botesdale and Rickinghall.

11.7 It is therefore vital that services and facilities are protected and enhanced for the use of current and future residents. However, it is recognised that demands change over time and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.

11.8 In some instances, the loss of a service might have a significant detrimental impact on the settlement and its sustainability. The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the Government in the Localism Act 2011 and came into force in September 2012. The aim of the Right is to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their communities as 'assets of community value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests. It may be appropriate during the lifetime of the Neighbourhood Plan to seek to get the District Council to designate land or buildings as Assets of Community Value.

Policy B&R 20 – Protecting existing services and facilities

Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be permitted where:

a. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
b. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
c. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Community Action 6 – Assets of Community Value

The Parish Councils will seek to have Assets of Community Value designated where they meet the government criteria and are of importance to the village.

11.9 The Neighbourhood Plan's Household and Youth surveys raised the immediate demand for more sports and leisure facilities for children and younger people. A multi-use building and outdoor multi-sports area / outdoor gym would provide additional facilities to meet immediate demand, and, with the potential for a further 200 additional homes in Botesdale and Rickinghall over the next 20 years and further growth in the smaller villages nearby, there will be increasing demand for such facilities.

These could include:

- dedicated child and youth facilities;
- venues for dance, gymnasium, multi-sport facility, outdoor gym & yoga;
- youth/children's clubs;
- occasional cinema screenings;
- music practice;
- post-office room;
- additional play spaces;
- archive / village history display room, meeting room and café.

The Neighbourhood Plan provides the opportunity to start the process of making additional provision, perhaps as part of a development or as a separate initiative.

Community Action 7 – Additional Community Facilities

The Parish Councils will seek to identify suitable land for a purpose-built multi-use building for additional facilities for community use. This will be in parallel with initiating further consultation with the local community regarding:

- how to develop the proposed building and the associated multi-sports / play area;
- negotiation with builders over and above the use of the Community Infrastructure Levy; and
- the challenge of funding the ongoing maintenance of the new facilities.

11.10 The loss of the Post Office serving Botesdale and Rickinghall has had a detrimental impact on those that rely on it for their needs. Innovative approaches to providing postal services exist in a number of communities and it is important that options are explored for our community. One possible approach might be for a "roving postmaster" to open at set times in existing or new facilities or shops/pubs in the village.

11.11 In terms of child education provision, the local catchment schools are St Botolph's Primary School in Botesdale and Hartismere Secondary School in Eye. In 2017 the County Council noted that the housing development that was being proposed in the village would mean that there were no surplus spaces available in the Primary School. There are, it is understood, no plans to provide an additional primary school in the villages but the children forecast to arise from the development planned in this Neighbourhood Plan can be accommodated in the existing school premises through improvements and expansion.

Community Action 8 – Post Office Counter Services

The Parish Councils will explore innovative opportunities for the provision of Post Office counter services in the villages.

11.12 The preparation of this Neighbourhood Plan has identified a need for "wrap around care" facility where children can go before school and at the end of the day, thereby giving opportunities for greater social inclusion and for play and other activities for children as well as flexibility of care for all parents. The location of such a facility needs careful consideration and needs to be located close to the Primary School.

Community Action 9 – After School Club

The Parish Councils will seek to work with the Primary School , the Botesdale After School Club and other organisations to identify suitable premises for provision of a self - contained building to accommodate the expansion of need for wrap around care as the local population increases.

Sport and Recreation Facilities

11.13 Opportunities for participating in exercise are important to the health of residents and reducing pressures on the health service. The Neighbourhood Plan can play an important role in making sure that there are sufficient and adequate services in the villages to meet the needs of current and future residents. Currently, sports pitches at Rickinghall Village Hall provide a full-size football pitch, a five-a-side pitch and two tennis courts for the combined villages.

11.14 At the other end of Rickinghall is a Bowling Green run and managed by St Botolph's & District Bowls Club. As the population of the village grows there is likely to be a demand for further facilities, either an expansion of the existing or totally new provision. However, it is also important to safeguard what we already have, and existing facilities will be protected from being lost unless there are demonstrable reasons for their loss.

Policy B&R 21 – Open Space, Sport and Recreation Facilities

Proposals for the provision, enhancement and/or expansion of amenity, sport or recreation open space or facilities will be permitted subject to compliance with other Policies in this and other adopted Local Plans. Development which will result in the loss of existing amenity, sport or recreation open space or facilities will not be allowed unless:

a. it can be demonstrated that the space or facility is surplus to requirement against the local planning authority's standards for the particular location, and the proposed loss will not result in a likely shortfall during the plan period; or
b. replacement for the space or facilities lost is made available, of at least equivalent quantity and quality, and in a suitable location to meet the needs of users of the existing space or facility.

Any replacement provision should take account of the needs of the settlement where the development is taking place, and the current standards of open space and sports facility provision adopted by the local planning authority.

Where necessary to the acceptability of the development, the local planning authority will require developers of new housing, office, retail and other commercial and mixed development to provide open space including play areas, formal sport/recreation areas, amenity areas and where appropriate, indoor sports facilities or to provide land and a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate. These facilities will be secured through the use of conditions and/or planning obligations.

Clubhouses, pavilions, car parking and ancillary facilities must be of a high standard of design and internal layout. The location of such facilities must be well related and sensitive to the topography, character and uses of the surrounding area, particularly when located in or close to residential areas. Proposals which give rise to intrusive floodlighting will not be permitted.

12. TRANSPORT AND TRAVEL

Objectives

14. Support and encourage safe and sustainable transport including walking, cycling and public transport.

15. Improve bus services to enable access to services, secondary and tertiary education and employment

Public Transport

12.1 The villages are fortunate to have been by-passed in the 1990s. That has meant that Bury Road, The Street and Diss Road do not have to suffer the impact of both the large volumes and size of vehicles passing through the village as they travel along the A143. The proximity of the A143 does mean that the village has good road access to both Diss (15 minutes) and Bury St Edmunds (30 minutes) while the other employment centres of Stowmarket and Thetford are also 30 minutes' drive away.

12.2 In terms of public transport, the options are limited to the bus service to Diss and Bury St Edmunds operated by Simonds Coach Services that were originally based in Botesdale prior to their relocation to Diss. The service runs weekdays and on Saturdays with eight services to Diss and seven to Bury St Edmunds on weekdays with a much-reduced service on Saturdays. A school bus service operates from the villages to Hartismere High School in Eye during term times.

Public Rights of Way

12.3 There is a good network of public rights of way in and around the Neighbourhood Plan Area that provide opportunities for getting around the village as well as reaching out into the wider countryside. It is important that these routes are maintained and enhanced where possible. New development may provide the possibility to extend the network and this will be explored where appropriate.

PUBLIC RIGHTS OF WAY NETWORK IN VICINITY OF MAIN SETTLEMENT

Policy B&R 22 – Public Rights of Way

Development which would adversely affect the character or result in the loss of existing or proposed rights of way, will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to rights of way for pedestrian, cyclist, or horse rider use. Improvements and additions to such rights of way shall be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside or green infrastructure sites as appropriate.

12.4 There are opportunities around the villages for increasing the number of paths available through the designation of what are known as "permissive paths" – paths where the landowner allows people to walk, cycle and/or ride horses without the route ever being formally designated a public right of way. During the lifetime of this Plan opportunities to deliver such paths will be explored.

Community Action 10 – Permissive Paths

The Parish Councils will seek to work with landowners to establish permissive paths where people can walk, cycle and/or ride horses on the basis that the path is not a formally designated public right of way.

12.5 The Suffolk Cycling Strategy sets the vision to "increase the number of people cycling in Suffolk, firmly establishing it as a normal form of transport for everyone". There are opportunities to explore whether the creation of safe cycle routes from Botesdale and Rickinghall to surrounding villages such as Redgrave, Burgate and Hinderclay could be established, perhaps connecting to green lanes that could allow safe cycle access further afield to, for example, Diss or Thornham. Circular leisure routes could also potentially be created starting and finishing in the villages.

Community Action 11 – Safe Cycle Routes

The Parish Councils will seek to work with the County Highways Department and neighbouring Parish Councils to establish a network of safe and waymarked cycle routes connecting the villages and further afield to settlements such as Diss and Thornham.

Traffic Management

12.6 Within the historic centre of the village work was completed to reduce the impact of the car after the A143 bypass was completed. However, the car is still dominant in places along The Street which detracts from the special qualities of the historic buildings and spaces. Clutter from litter bins, signs, notices and A-boards is also a problem in places.

Community Action 12 – Street Clutter

We will seek to find ways of improving the quality of the High Street environment through the reduction of unnecessary clutter.

13. MONITORING AND DELIVERY

13.1 The Parish Councils will review, at regular intervals, the policies laid out in this Plan in order to check whether they are being applied as intended and whether overall the Plan is as effective as intended.

13.2 We also understand that the new Joint Local Plan might require a review of the Neighbourhood Plan to make sure it is still compliant with any new Strategic Policies, although the Plan has been prepared in consultation with the Planning Officers at the District Council to ensure such compliance.

13.3 The preparation of the Neighbourhood Plan enables the Parish Councils to access 25% of the Community Infrastructure Levy that is payable by developers to the district council on eligible housing developments that are granted consent after the Plan is adopted. This is an increase on the 15% received by parishes without a Neighbourhood Plan. The preparation of this Neighbourhood Plan has helped to identify priorities for the expenditure of these receipts, but the Parish Councils will need to prepare an Infrastructure Delivery Plan to demonstrate to Mid Suffolk District Council that the money will be spent on improving facilities, based on a set of well-defined principles, such as:

- benefitting those in the community who are demonstrably under-served;
- having no adverse effect on the environment
- promoting the health, wellbeing, social and cultural life of residents.

Community Action 13 – Community Infrastructure Levy Delivery Plan

The Parish Councils will work together to coordinate the preparation of an Infrastructure Delivery Plan that has regard to the projects and requirements arising from the content of this Neighbourhood Plan. The Delivery Plan will be reviewed on an annual basis.

APPENDIX 1 – RESIDENTIAL PLANNING CONSENTS

Sites with Planning Consent for Housing where development was not complete at 1 April 2017

Address	Number
Land to The Rear of Osmond House, The Street, Botesdale	3
Lodge Farm, Mill Road, Botesdale	1
Land associated with Hollyclose/Dudley Orves Dental Surgery, The Drift, Botesdale	1
Jubilee House, The Street, Rickinghall Inferior	3
Chenderit, Garden House Lane, Rickinghall Superior	3
Land Adj. Gable End, The Street, Rickinghall Superior	1
The Walk, Garden House Lane, Rickinghall Superior	1
The White Horse Inn, The Street, Rickinghall	1
TOTAL	14

APPENDIX 2 – FIELDS IN TRUST RECOMMENDED BENCHMARK GUIDELINES – FORMAL OUTDOOR SPACE

Open space typology	QUANTITY GUIDELINE1 (hectares per 1,000 population)	WALKING GUIDELINE (walking distance: metres from dwellings)	QUALITY GUIDELINE
Playing pitches	1.20	1,200m	Quality appropriate to the intended level of performance, designed to appropriate technical standards. • Located where they are of most value to the community to be served. • Sufficiently diverse recreational use for the whole community. • Appropriately landscaped. • Maintained safely and to the highest possible condition with available finance. • Positively managed taking account of the need for repair and replacement over time as necessary. • Provision of appropriate ancillary facilities and equipment. • Provision of footpaths. • Designed so as to be free of the fear of harm or crime. • Local authorities can set their own quality benchmark standards for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation2 . • Local authorities can set their own quality benchmark standards for play areas using the Children's Play Council's Quality Assessment Tool.
All outdoor sports	1.60	1,200m	
Equipped/ designated play areas	0.25	LAPs – 100m LEAPs – 400m NEAPs – 1,000m	
Other outdoor provision (MUGAs and skateboard parks)	0.30	700m	

1 Quantity guidelines should not be interpreted as either a maximum or minimum level of provision; rather they are benchmark standards that can be adjusted to take account of local circumstances.

2 Technical standards produced by Sport England, national governing sporting bodies or professional or trade organisations, such as the Institute of Groundsmanship and the Sports and Play Construction Association can prove helpful.It is recommended that Equipped/ Designated Play Spaces be promoted in the form of:

- Local Areas for Play (LAPs) aimed at very young children;
- Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently; and
- Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children.

These can be complemented by other facilities including Multi Use Games Areas (MUGAs) and skateboard parks etc.

APPENDIX 3 – BUILDINGS OF LOCAL SIGNIFICANCE

The following buildings, which are not listed buildings, have been identified as being of local significance during the preparation of the Botesdale and Rickinghall Historic Character Assessment. Development proposals should have regard to the character and importance of these buildings and the designation of these as Local Heritage Assets will be pursued.

Botesdale, Fen Lane

1. The Old School House
2. Methodist Chapel

Botesdale, Common Road

3. Woodhouse Farm
4. Point Farm

Botesdale, Mill Road South

5. The Cottage (next to Jacobites)
6. Lodge Farmhouse

Botesdale, The Street

7. The Old Congregational Chapel
8. Market House
9. The Mill House
10. Crown Hill House
11. Bank House Cottage
12. Bank House
13. Mowbray House
14. Priory Cottage
15. Saffron Croft
16. Sunnyholme
17. Dove Cottage/Rambler Cottage
18. Little Botolph
19. Langley House
20. Virginia Cottage

Botesdale, Chapel Lane

21. Pond House
22. Street Farm Barn
23. Old Gas House

Botesdale, Bridewell Lane

24. Fir Tree Cottage

Botesdale, Back Hills

25. Red House
26. Stable Cottage
27. Candlemakers (Chandler's Lane)
28. Rose Cottage
29. Holly Tree Cottage
30. Back Hills Cottage
31. Bird Song /Ecclepechan Cottage
32. White Cottage
33. Alcira
34. Ivy House,

Botesdale, Cherry Tree Lane

35. Cherry Tree House
36. Corner Cottage
37. Walnut Tree House
38. Spring Meadows
39. Walnut Tree Farm
40. Lone Pine

Rickinghall, Gardenhouse Lane

41. Willow Cottage
42. Lilac Cottage

Rickinghall, Bury Road

43. Briar Lodge
44. The Old Vicarage
45. Tudor House

Rickinghall, Water Lane

46. The Old Coach House
47. Riverslea

Rickinghall, Rectory Hill

48. Hanby
49. Corner Cottage
50. Church Rise

Rickinghall, The Street

51. Wall Cottage
52. Breklaw
53. Oakdene
54. Bell Cottage
55. Rossendale Cottage
56. Linden House
57. Shemmings
58. The Old Post Office
59. Lamorna Cottage
60. Benrosa
61. Green Cottage
62. The Old Bakery
63. North View
64. Daisy Cottage
65. Chestnut View
66. Glenfield
67. Church Farm Barn/Mill Stream Cottage
68. Hazel Cottage
69. Baylees
70. Rose Cottage
71. Vine Cottage
72. Margaret Cottage
73. Cob Tree Cottage
74. Tudor Oak
75. Hunnypot
76. Tudor Cottage
77. 1 and 2 Maltings Cottages
78. Beam Cottage
79. Red House
80. Honeysuckle Cottage
81. Inglenook Cottage
82. 1 and 2 Pound Farm
83. Redholme
84. Holme Cottage
85. Bothwell House
86. Cambria
87. Oakdene
88. Lion House/Lion Cottage
89. Marsden Terrace
90. Maypole Barn
91. Walnut Tree Place
92. Old Post House
93. Cloister Cottage
94. Kent House
95. Prospect House
96. Pavilion House

Rickinghall, Candle Street

97. 1 and 2 Kiln Farm Cottages
98. Summer Barn
99. September Barn

Rickinghall, Hinderclay Road

100. The Old Rectory
101. East Lodge

APPENDIX 4 – DEVELOPMENT DESIGN CHECKLIST

This checklist is to be used by those proposing new development in the Neighbourhood Plan Area

Does the development proposal:

1 Integrate with existing paths, streets, circulation networks and patterns of activity
2 Reinforce or enhance the established village character of streets, squares and other spaces
3 Respect the rural character of views and gaps
4 Harmonise and enhance existing settlement in terms of physical form, architecture and land use
5 Relate well to local topography and landscape features, including prominent ridge lines and long distance views
6 Reflect, respect and reinforce local architecture and historic distinctiveness
7 Retain and incorporate important existing features into the development
8 Respect surrounding buildings in terms of scale, height, form and massing
9 Adopt contextually appropriate materials and details
10 Provide adequate open space for the development in terms of both quantity and quality
11 Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
12 Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other
13 Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours
14 Positively integrate energy efficient technologies
Street Grid and Layout
15 Does it favour accessibility and permeability over cul-de- sac models? If not, the Design and Access Statement should state why.
16 Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
17 Are the essential characteristics of the existing street pattern reflected in the proposal?
18 Does the Design and Access Statement identify how the new design or extension integrates with the existing street arrangement?
19 Are the new points of access appropriate in terms of patterns of movement?
20 Do the points of access conform to the statutory technical requirements?
Local Green Spaces, Rural Views and Character
21 Does the Design and Access Statement identify the particular characteristics of this area which have been taken into account in the design?
22 Does the proposal maintain or enhance any views identified in the Neighbourhood Plan or views in general?

23 How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
24 Can any new views be created?
25 Does the Design and Access Statement state how the proposal affects the trees on or adjacent to the site?
26 Does the Design and Access Statement state how the proposal considers the site in the widest context?
27 Has the impact on the landscape quality of the area been taken into account?
28 In rural locations has the impact of the development on the tranquillity of the area been fully considered?
29 How does the proposal affect the character of a rural location?
30 Is there adequate amenity space for the development?
31 Does the new development respect and enhance existing amenity space?
32 Have opportunities for enhancing existing amenity spaces been explored?
33 Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
Gateway and Access Features
34 What is the arrival point, how is it designed?
35 Does the proposal maintain or enhance the existing gaps between villages?
36 Does the proposal affect or change the setting of a listed building?
37 Is the landscaping to be hard or soft?
Buildings Layout and Grouping
38 What are the typical groupings of buildings?
39 How have the existing groupings been reflected in the proposal?
40 Are proposed groups of buildings offering variety and texture to the townscape?
41 What effect would the proposal have on the streetscape?
42 Does the proposal maintain the pattern of development emanating from the principal route through Rickinghall and Botesdale?
43 Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
Building Line and Boundary Treatment
44 What are the characteristics of the building line?
45 How has the building line been respected in the proposals?
Building Heights and Roofline
46 What are the characteristics of the roofline?

47 Have the proposals paid careful attention to height, form, massing and scale?
48 If a higher than average building(s) is proposed, what would be the reason for making the development higher?
49 Would a higher development improve the scale of the overall area?
50 Is the choice of materials, unit size and colour tone appropriate to Rickinghall and Botesdale?
Corner Buildings
51 Are the buildings in block corners designed to have windows addressing both sides of the corner?
52 Have blank walls been avoided?
53 Are landscape and boundary treatments enhancing the corner of a block?
Building Materials and Surface Treatment
54 What is the distinctive material in the area, if any?
55 Does the proposed material harmonise with the local material?
56 Does the proposal use high quality materials?
57 Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
58 Does the new proposed materials respect or enhance the existing area or adversely change its character?
Car Parking Solutions
59 What parking solutions have been considered?
60 Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
61 Has planting been considered to soften the presence of cars?
62 Does the proposed car parking compromise the amenity of adjoining properties?
Architectural Details and Contemporary Design
63 Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing and general proportions of adjacent buildings.
64 If a proposal is an extension, is it subsidiary to the existing property so as not to compromise its character?

65 Does the proposal maintain or enhance the existing landscape features?
66 Has the local architectural character and precedent been demonstrated in the proposals?
67 If the proposal is a contemporary design, are the details and materials of a sufficiently high quality and does it relate specifically to the architectural characteristics and scale of the site?
68 Are the standards of Lifetime Homes adhered to?
Sustainability, Eco Design, Waste and Services
69 What effect will services have on the scheme as a whole?
70 Can the effect of services be integrated at the planning design stage, or mitigated if harmful?
71 Has the lighting scheme been designed to avoid light pollution?
72 Has adequate provision been made for discreet bin storage, waste separation and relevant recycling facilities?
73 Has the location of the bin storage facilities been considered relative to the travel distance from the collection vehicle?
74 Has the impact of the design and location of the bin storage facilities been considered in the context of the whole development?
75 Could additional measures, such as landscaping be used to help integrate the bin storage facilities into the development?
76 Has any provision been made for the need to enlarge the bin storage in the future without adversely affecting the development in other ways?
77 Have all aspects of security been fully considered and integrated into the design of the building and open spaces? For standalone elements (e.g. external bin areas, cycle storage, etc.) materials and treatment should be of equal quality, durability and appearance as for the main building.
78 The use of energy saving/efficient technologies (e.g. solar panels, green roofs, water harvesting, heat pumps, waste collection, etc.), should be integrally designed to complement the building and not as bolt-ons after construction.

GLOSSARY

Affordable housing: The 2012 NPPF defines affordable housing as "Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. The 2018 NPPF expands on the definition and includes affordable housing for rent, starter homes, discounted market sales housing and other means of providing routes to ownership for those who could not achieve home ownership through the market.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Barriers to Housing and Services: Measures the physical and financial accessibility of housing and local services. The indicators fall into two sub-domains – 'geographical barriers' which relate to the physical proximity of local services, and 'wider barriers' which includes issues relating to access to housing such as affordability.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Buildings of local interest: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Botesdale & Rickinghall: Refers to the parishes of Botesdale, Rickinghall Inferior and Rickinghall Superior.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.
Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

Hinterland Village: Defined in the Babergh Core Strategy 2014 as villages that tend to be small, with very limited facilities and so are dependent on nearby larger villages or urban areas for many of their everyday needs.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Living Environment Deprivation: Measures the quality of the local environment. The indicators fall into two sub-domains. The 'indoors' living environment measures the quality of housing, while the 'outdoors' living environment contains measures of air quality and road traffic accidents.

Local planning authority: The public authority whose duty it is to carry

out specific planning functions for a particular area which in this case is Mid Suffolk District Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement Boundary: These are defined in the Mid Suffolk Local Plan 1998 and the policies in the Mid Suffolk Core Strategy 2008 also refers to them. They are a planning term that do not necessarily include all buildings within the boundary.

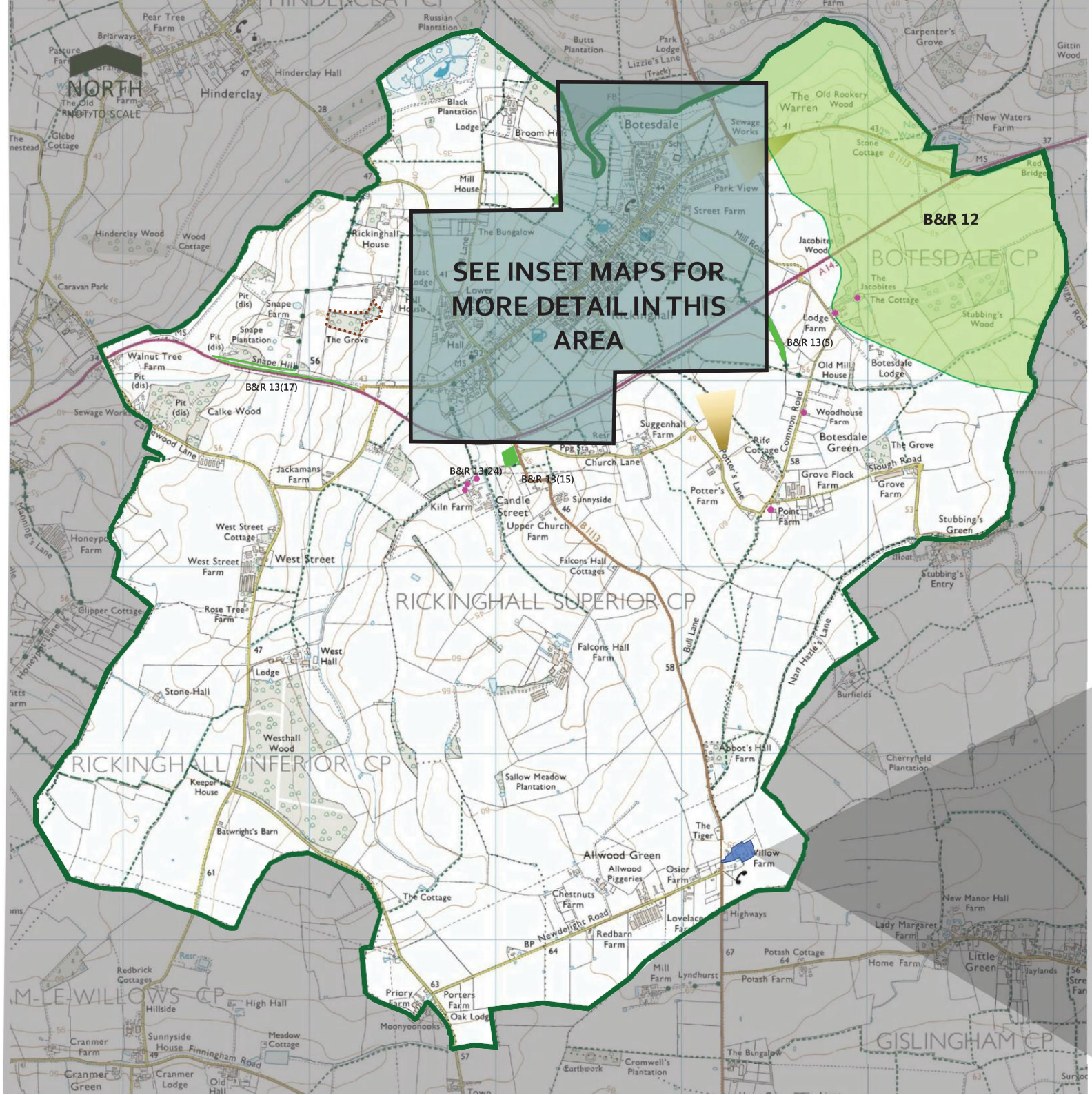
Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat, Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.



KEY TO POLICIES MAP AND INSET MAPS

- Settlement Boundary (B&R1 B&R2)
- Housing Site (B&R3, B&R4, B&R5, B&R6, B&R7)
- Existing Employment Site (B&R17)
- Conservation Area (B&R15)
- Local Heritage Assets (B&R14, B&R15)
- Local Green Space (B&R13)
- Area of Local Landscape Sensitivity (B&R12)
- Sport and Recreation Facilities (B&R21)
- Important Views (B&R15, B&R16)
- Important Woodland (B&R16)
- Plan Area Boundary

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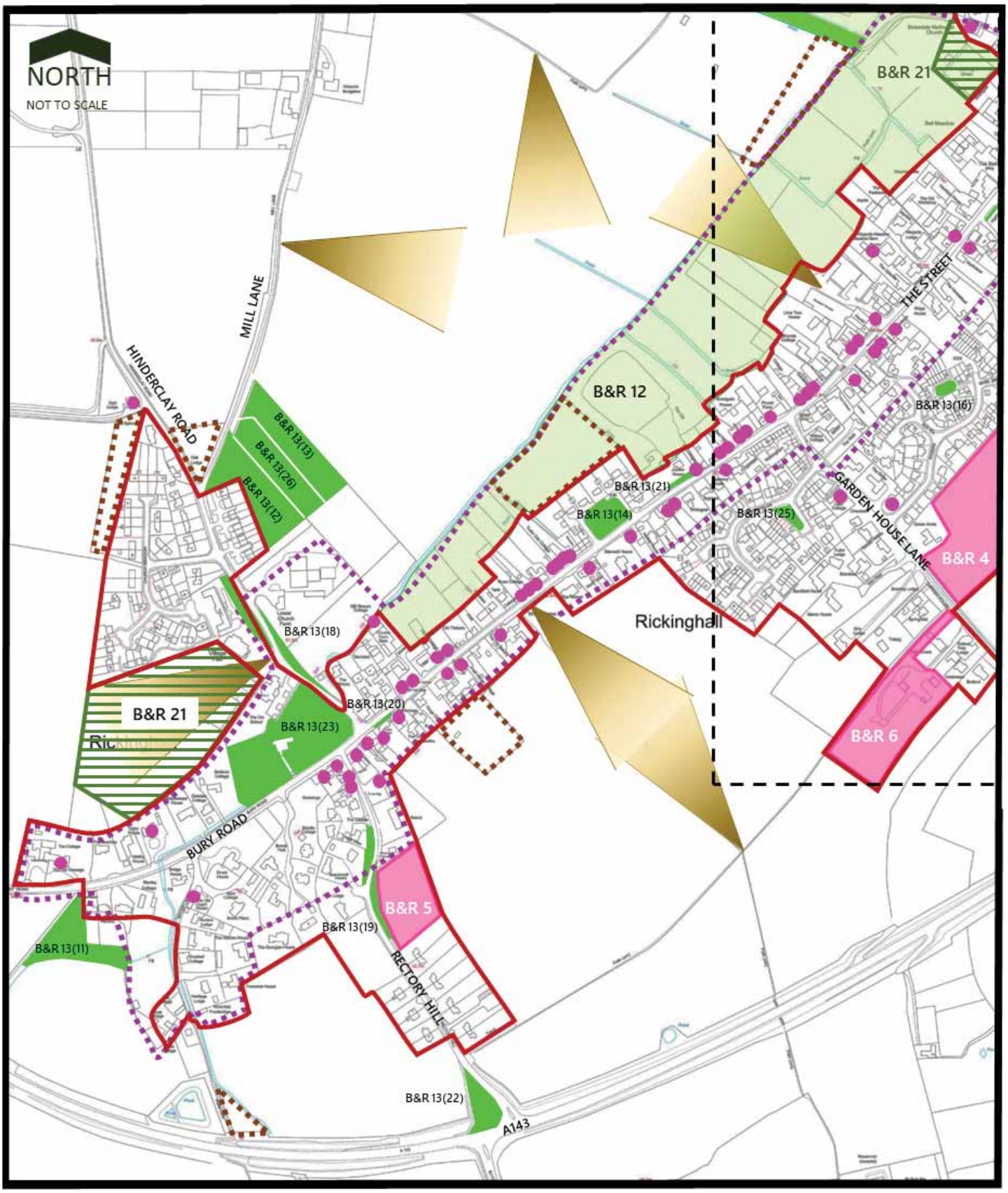
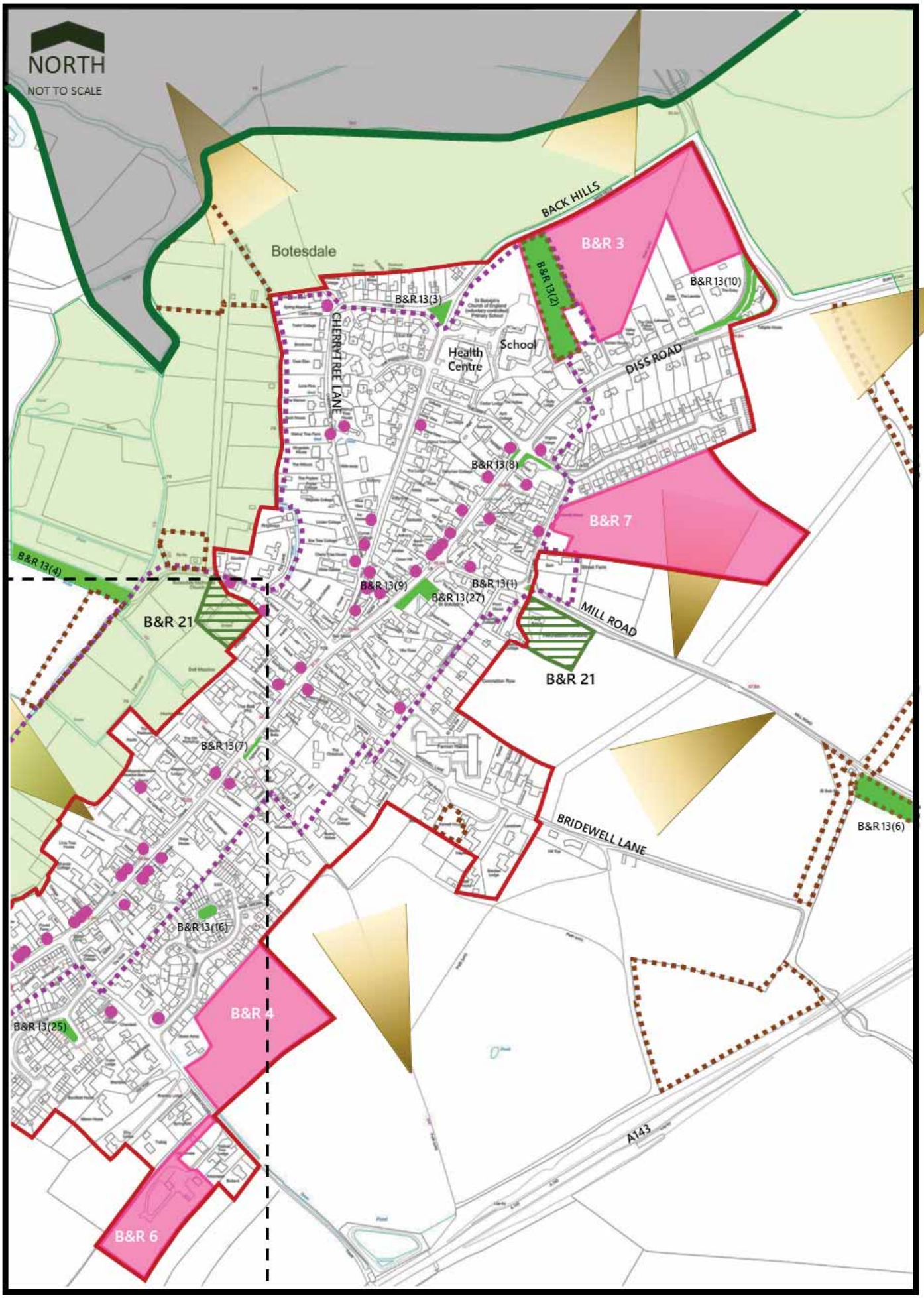
INSET MAP - WEST



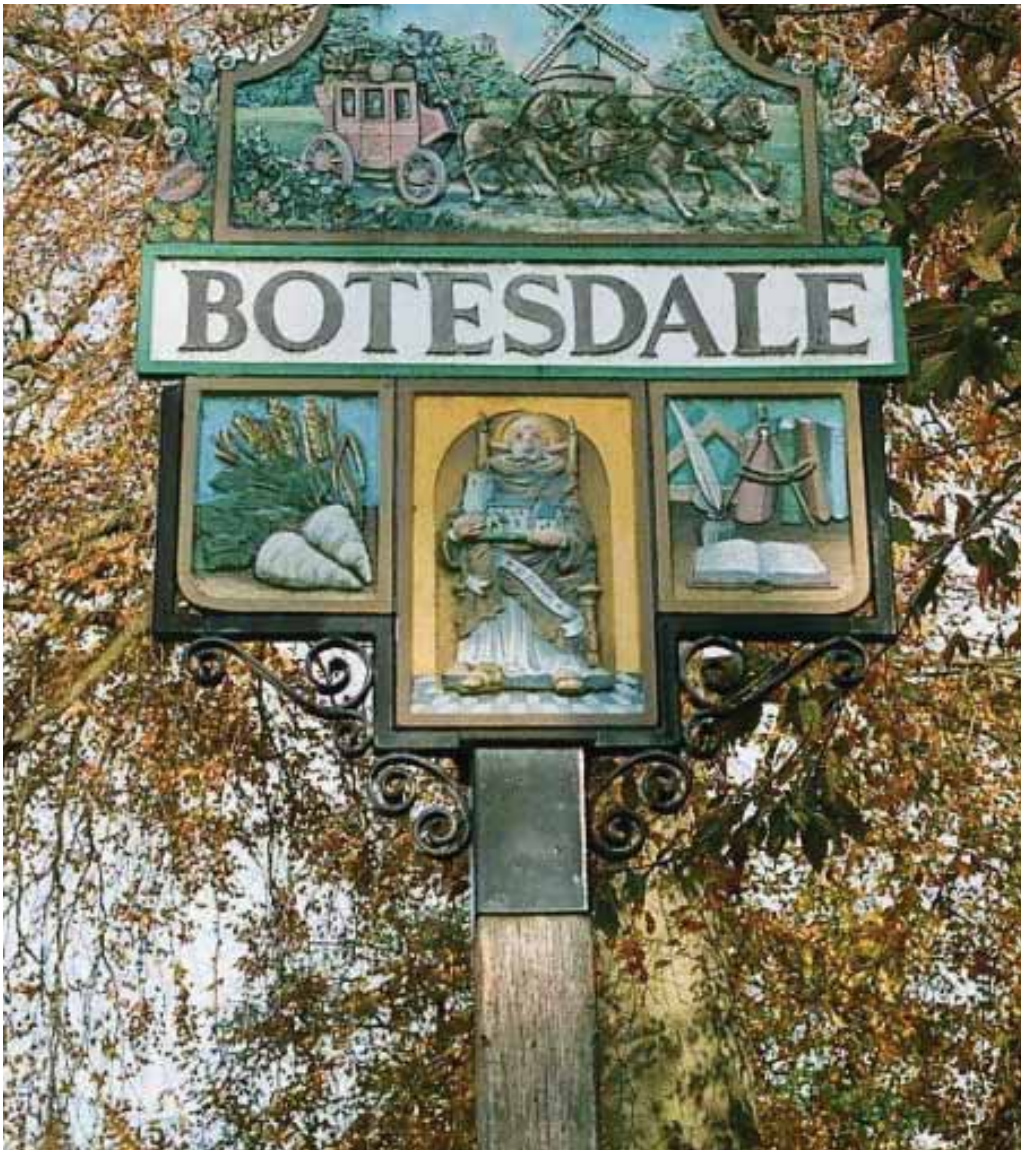
INSET MAP - EAST



BOTESDALE &
RICKINGHALL

NEIGHBOURHOOD PLAN

2017-2036



SUBMISSION PLAN
January 2019

Prepared by Botesdale and Rickinghall Parish Councils